



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MONTHLY  
AND  
ARCHITECTURAL REVIEW COMMITTEE  
MEETING MINUTES  
September 30, 2019**

**I. WELCOME / CALL TO ORDER / OVERVIEW OF THE MEETING:**

President Dick Woltmann of the Carrollwood Village Homeowners Association, Inc. called the monthly meeting to order at 7:00 p.m. at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL.

**Directors Present**

Steve Shirley  
Susan Baxter-Gibson  
Diana Rao  
Jennifer Grebenschikoff  
Dick Woltmann  
Lindsey Fowkes  
Callen Sapien  
Steve Myers  
Scott Nelson

**Directors Absent**

Stacey Caporicci  
Kristine Glein

**Guests**

Van Chandler, GPI  
Tracy Preston, GPI  
John Perella, Hayward Place  
Bruce Shephard, Country Club  
Angela Bryant, Former Resident  
Dr. Lawrence Broer, Hayward Place  
Richard Bryan, Hayward Place  
Peggy Bryan, Hayward Place  
Marlene Powers, Top of the Village  
K.M. Sturgeon, Top of the Village  
Joseph Jennex, Jennex Fencing  
Brett Grabb, Jennex Fencing

**II. APPROVE MINUTES OF PRIOR MEETING:**

The motion was made by Jennifer Grebenschikoff to approve the August 26, 2019 meeting minutes with no corrections. The motion was seconded by Diana Rao. **All in favor, motion passed.**

**III. PRESENTATIONS:**

**A. Aaron Washington, Events Coordinator Carrollwood Cultural Center – No report**

**B. Comments from Homeowners (Three Minute Limit – Meeting Policy Guidelines Included) –**

- a. John Perella gave the report. John Perella sent an objection letter, to the Board, for Hayward Place neighborhood, opposing the Dickey Medical Center Proposal. A paper petition has received 700 signatures and an online petition has received 300 signatures. The Dickey Proposal will negatively impact Hayward Place neighborhood. John Perella asked the Board to approve writing a letter in support of Hayward Place neighborhood's proposal not to change the wetland/greenspace.
- b. Bruce Shephard gave the report. Bruce Shephard is in support of John Perella and also opposes the Dickey Proposal. He would like to keep the cypress heads in the wetlands. He is a physician and believes Carrollwood has enough medical centers.
- c. After Board discussion, a motion was made by Lindsey Fowkes to write a letter for Hayward Place, opposing Dickey Medical Center Proposal. The motion was seconded by Callen Sapien. **All in favor, motion passed.**



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**IV. ITEMS FOR CONSIDERATION/DECISION:**

- A. Discuss/Approve \$1,350 for New Village Stock Photos for All Media Channels** – Lindsey Fowkes gave the report. Village stock photography needs to be overhauled at the cost of \$1,000.00 and aerial video needs to be expanded at a cost of \$350.00. A motion was made by Lindsey Fowkes to approve \$1,350.00 to overhaul and update Village photography. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**
- B. Discuss Refrigerator Magnets for P1 and Hallmark of Excellence Program** - Lindsey Fowkes gave the report. The current Carrollwood Village magnet is over 13 years old. Ideas for new magnets or decals are needed. Callen Sapien suggested creating an app. Lindsey Fowkes will take that discussion to the committee.
- C. Discuss/Approve Additional Funds for Pickleball Court Awning and Benches** - Scott Nelson gave the report. New courts are going in soon, construction should begin by mid-October. He met with Stewart Tennis to discuss installing benches and awnings between the courts. A motion was made by Scott Nelson to approve up to \$6,000.00 for 2 benches with awnings between the 2 courts. The motion was seconded by Steve Shirley. **All in favor, motion passed.**
- D. Discuss/Approve Jennex Fencing Quote of \$43,000 for Dan Ruskiewicz Field** – Scott Nelson gave the report. The fence along Casey Road and behind the soccer field needs to be replaced. Presentation by Joseph Jennex and Brett Grabb of Jennex Fencing. Jennex Fencing proposed a bid of \$43,000.00 for 5ft high, T5/T6 aluminum fence. Price included removal of old fencing and lifetime warranty. Scott Nelson will acquire 2 more fencing bids. Will be discussed at the next meeting.
- E. Levying of Fines for Violations (4011 Priory Circle)** - Van Chandler gave the report. On a MOTION made by Jennifer Grebenschikoff the BOARD hereby levies a fine of \$1,000 [computed at \$100 per day from August 2, through today’s date, but continuing and increasing hereafter at the same per diem rate until the date such violation is cured] against  
1). Foster, Brian K. and Pritchett, Kristina M. (“Owners”) with respect to the property at 4011 Priory Circle (“Property”); and, pending confirmation by the Fining Review Committee, the Board imposes said fine on the Owner and Property. If confirmed by the Fine Review Committee, said fine shall automatically be imposed against the Owner and Property without further action by the Board. This was seconded by Lindsey Fowkes; approved unanimously. **All in favor, motion passed.**
- F. Discuss Insurance Quote(s)** – Van Chandler gave the report. Received quote from 3(three) insurance companies.  
**a. Mitchell** – Quote of \$34,000.00 (vs current rate of \$53,000.00). Quote will only be accepted if, in writing, Mitchell states FHP will not impact rates. Will further discuss at next meeting  
**b. Roney** – Quote not appealing enough to switch.  
**c. Wetker**- Cannot insure Phase I due to too many condos.
- G. Approve Variance for 14612 Village Glen Cir – Fence** - Jennifer Grebenschikoff gave the report. Resident, Leanne McLemore, requested a 6ft fence on one side of her property, stated her neighbors were fine with it. A motion was made by Jennifer Grebenschikoff to approve Variance request dated August 22, 2019. The motion was seconded by Diana Rao. **All in favor, motion passed.**



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**V. ITEMS OF INFORMATION:**

**A. MANAGEMENT**

1. Financial (Chandler)
2. Management Report / Crime Mapping (Chandler)

**Insurance Quotes:**

(SEE IV ITEMS FOR CONSIDERATION, DECISION F.)

**B. ARCHITECTURAL REVIEW COMMITTEE (Grebenschikoff)**

ARC met once in August and once in September.

August applications approved:

House paint-2

New roof-7

New fence-2

New pavers-1

September applications approved:

New roof-3

House paint-3

New gutters-1

New garage door-1

New driveway-1

**C. LANDSCAPE COMMITTEE (Rao)**

The landscape committee has requested that Van Chandler reach out to Fieldstone Landscape to notify them of our dissatisfaction with the unkempt and unattractive look of both the main entrances at N. Dale Mabry at S. Village Drive as well as the island on S. Village Dr. that runs in between the Chili's and the Walgreen's parking lot. Our HOA has spent a very large sum of money in these areas and maintenance continues to be an issue. We contracted with Fieldstone Landscape so that we wouldn't have continued maintenance issues and possible additional expenses associated with replacing dead plantings, but to date we have seen no improvement in these specific areas. Photos and videos of the areas of concern were texted and emailed to Van on 09/24 so that he can see which areas we are specifically concerned about. It is the hope of the landscape committee that Fieldstone remedy these areas of concern ASAP.

- D. SAFETY/LIGHTING COMMITTEE** – Steve Shirley gave the report. Flock Safety offers ALPR (Automatic License Plate Reader) at a purchase cost of \$40,000.00 per camera. Flock offers a rental program at a cost of \$2,000.00 per camera, per year. ALPR Cameras are capable of sorting the color of a car, the type of car, and the time of incident. ALPR Cameras are solar powered and connected to HCSO. Phase I has 9 primary entrances. Cost would be \$18,000.00 per year. To be discussed at later meeting.

**E. EXECUTIVE COMMITTEE**

No report

**F. LEGAL**

No report. Gardner Law Group Collections and Foreclosure Reports received.



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**V. ITEMS OF INFORMATION (continued):**

**G. VISTA GARDENS (Grebenschikoff)**

Another successful intergenerational event took place at VISTA Gardens on Saturday Sept 21. VISTA hosted 18 children between the ages of 1-11, along with their parents. The grant money from Forever Friends was put to a creative, educational use once again by connecting the generations and allowing each generation to learn from one another by rotating through three stations (Birds of Carrollwood, Painting, and Incredible Edibles). The feedback received to date has been extraordinarily positive. We have nearly 20 children already signed up for November.

**H. CARROLLWOOD COUNTRY CLUB (Woltmann)**

Bob Foster, General Manager indicates that the Club is doing well.

**I. COMMUNICATIONS COMMITTEE (Fowkes)**

(See IV, NEW BUSINESS, A, B)

**J. DAN RUSKIEWICZ FIELD COMMITTEE (Nelson/Caporicci)**

**Pickleball Court Update**

(See IV. ITEMS FOR CONSIDERATION/DECISION, C)

Scott, Stacy, Kristen and Van met with owner, Matt of Stewart Tennis, to finalize location of courts. The courts were moved further south to allow room for additional improvements to north end by pond. Matt also provided a quote to add a bench with awning to allow shade for spectators. Anticipated start date will be mid-October. The committee recommends adding this bench and awning along with additional cost.

**Fence Replacement**

(See IV. ITEMS FOR CONSIDERATION. DECISION, D.)

Jennex Fence also met with us. Measured and has supplied a bid to replace existing fence along Casey Road. Please see color copies of existing fence and proposed new. We have invited them to make a presentation to us to discuss this new fence.

**K. OUTREACH COMMITTEE (Thomas)**

**Welcome Committee**

The new welcome bag coolers have come in. We have 20 bags to prep and deliver for June, July & August. We are in the process of soliciting more items. Presently, the committee is Kristine Glein and Emily North. We are actively seeking business donations and additional members.

**Outreach**

No report

**Lighting**

Terry Short, President of Twin Lakes Townhouses indicated that the Board approved the installation of entrance lights for the community.

Here is the process:

Signature LED requires a 50% deposit to begin installation. (For Twin Lakes \$1,829.95)

Greenacre Properties (CV PH1's Agent) will pay the remaining 50% (\$1,829.95) upon completion and approval from the client (Terry Short and Twin Lakes) and CV PH1 (Scott Thomas). Since this will be our sixth installation, with zero hiccups, rest assured, your Twin Lakes investment is completely safe and the job will be done correctly.

Remaining are the entries at Nettle Creek Road and Golf Club Lane. We have multiple home ownership changes, but still believe we can accomplish both.



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**V. ITEMS OF INFORMATION(continued):**

**L. CARROLLWOOD CULTURAL CENTER LIAISON (Baxter/Gibson)**

See Executive Director's Report in Board Packet.

**CCC Events Committee**

The Committee did a preliminary survey, mostly through email to neighbors and used the data collected to refine the initial list of proposed events. The committee did not feel it necessary to meet in September as we took one more look at the events by email and corrected one typo and have sent the proposed list of events to Adrienne Hutelmyer and Sharon Danaher to get the survey up and out to residents.

**INTRO**

The CVHOA in partnership with the CCC hosts free events during the year for our CV residents. This survey is to help identify activities and events that our Carrollwood Village Residents would enjoy attending during the year. As in the past, these events are offered for our families at no cost.

1. Have you attended CVHOA events offered at the Carrollwood Cultural Center (CCC)? What did you like about the event(s)? What did you dislike about the event(s)?
2. Would you attend HOA events and activities hosted outside the CCC? For example: Golf tournament at the Carrollwood Village Golf and Tennis Club, 5K race or bike race at the Carrollwood Park.

**The Proposed Events and Descriptions**

1. Garage Sale: An annual garage sale at the CCC held simultaneously with garage sales throughout the CV neighborhoods. (Family event).
2. Blues and BBQ: Blues bands entertain CV residents and BBQ trucks are on hand to sell food and drinks. (Family event)  
Youth Fest: Children's activities and hands-on experiences. (Children and Family event)
4. Decade 80's party: 80's themed dance with a band. (Adult event)
5. Carrollwood Village Arts and Crafts Fair: Village artists rent a space at the CCC to show and sell their handmade wares. (Family event)
6. Food and Fun: Would you attend events such as: (check each one you are interested in)
  - o Chili Cook-off: CV residents enter to compete for Best Chili in CV.
  - o Taste of the Village: Local restaurant sampling.
  - o Food Truck Rallies
7. Octoberfest: A pumpkin patch, face painting, haunted house. (Children and Family event)
8. Outdoor Movies, weather permitting (Children and Family Event)
9. Other: Please write in any other event you would like to enjoy!



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VI. **NEXT BOARD & BUDGET MEETING:** The next regular Board & ARC meeting is scheduled for Monday, October 28, 2019, 7:00 p.m. at the Cultural Center (CCC), Village Community Room to be preceded by the ARC meeting at 6:30 p.m. **THIS IS A 2020 BUDGET MEETING.**

VII. **ADJOURNMENT:**

There being no further business to come before the Board, a motion was made by Dick Woltmann to adjourn. The motion was carried unanimously. The meeting adjourned at 8:20p.m.

Respectfully submitted,  
Tracy Preston, For the Secretary

These minutes were approved unanimously at the October 28, 2019 Board meeting on a MOTION

made by <sup>Jennifer</sup> Grebenschikoff first and Diana Rao second.

Minutes approved on October 28, 2019 *Diana Rao*  
Diana Rao, Secretary