



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MONTHLY MEETING  
MEETING MINUTES  
April 29, 2019**

**I. WELCOME / CALL TO ORDER / ROLL:** President Richard Woltmann of the Carrollwood Village Homeowners Association, Inc. called the monthly meeting to order at 7:01 p.m. at the Carrollwood Cultural Center, 4537 Lowell Rd, Tampa, FL, 33618.

**Directors Present**

Richard Woltmann  
Susan Baxter Gibson  
Steve Myers  
Steve Shirley  
Scott Nelson  
Stacy Caporicci, Golf Crest  
Kristine Glein, Cypress Run

**Directors Absent**

Lindsay Fowkes  
Jennifer Grebenschikoff  
Diana Rao

**Guests**

Van Chandler, GPI  
Sonja Seery, GPI  
Amanda Uliano, Gardner Law Group  
Laura Salgado, GPI Minutes Recording  
Patrick Lloyd, Whisper Sound  
Giska Hinds, Golf Crest  
Andrew Kiernan, Golf Crest

**II. APPROVE MINUTES OF PRIOR MEETING:**  
The motion was made by Susan Baxter Gibson to approve the February 25, 2019 meeting minutes. The motion was seconded by Steve Shirley. **All in favor, motion passed.**

**III. PRESENTATIONS:**

- A. Comments from Homeowners – None
- B. Request for Exception to Rental Restriction – Patrick Lloyd, Whisper Sound
- C. Request for Exception to ARC Denial of Unapproved Color Palette – Andrew Kiernan & Giska Hinds, Golf Crest

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

- A. **President's Remarks** – Richard Woltmann thanked members for a successful annual meeting, discussed improvements and mentioned the many positive comments for our efforts that the Board received from residents at the annual meeting. He stated that to continue to be successful, we must work together in a professional manner and treat each other with respect and civility.

**MEETING WAS CLOSED TO THE MEMBERSHIP 7:15PM**

- B. **Discuss Request for Rental Restriction Exception CLOSED MEETING** – Per Florida Statutes Section 720.303 discussion was closed due to conference with Attorney Amanda Uliano.
- C. **Discuss Request for Exception to Unapproved Color Palette CLOSED MEETING** – Per Florida Statutes Section 720.303 discussion was closed due to conference with Attorney Amanda Uliano.

**MEETING WAS OPENED TO THE MEMBERSHIP 7:33PM**

- D. **Nominating Committee for Appointment of Executive Officers for 2019** – Richard Woltmann asked Kristine Glein to join nominating committee. Kristine accepted. No motion needed.



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**IV. ITEMS FOR CONSIDERATION/DECISION (continued):**

- E. Discuss/Approve Two New FRC Members** – Van Chandler presented information on new FRC members Marlene Powers and Patricia Ortiz Thompson. A motion was made by Susan Baxter Gibson to approve Powers and Ortiz Thompson to FRC. The motion was seconded by Steve Shirley. **All in favor, motion passed.**
- F. Discuss/Approve Peter Borg Quote for Double Doors at South Concession Bldg.** – A motion was made by Scott Thomas to approve Peter Borg quote for \$2,223.00 for replacement of double doors at South Concession building. The motion was seconded by Susan Baxter Gibson. **All in favor, motion passed.**
- G. Levying of Fines for Violations** – This item has been postponed due to additional information needed.
- H. Approve Write-Off of Small Balances** – Van Chandler asked the Board for a motion to approve small balance write-offs from owner ledgers. A motion was made by Susan Baxter Gibson to approve automatically writing off any small balances in the amount of \$9.99 and under. The motion was seconded by Kristine Glein. **All in favor, motion passed.**
- I. Lighting Matters** – Steve Shirley discussed adding baffles to soccer field lights and a request to have Accurate LED, LLC quote lighting maintenance. A motion was made by Steve Shirley to have Accurate perform maintenance on color changing lights once per month, including photo cells, for a ‘Not to Exceed’ cost of \$200.00 per month. The motion was seconded by Kristine Glein. **All in favor, motion passed.**
- J. Carrollwood Village Park / Carrollwood Park Conservancy**  
Steve Shirley made a motion to pay Henry Woodruff Architects a small fee ‘Not to Exceed’ \$1000.00 for services to provide a sketch of the potential future of CPC and to act as a conduit for future growth. The motion was seconded by Stacey Caporicci. **All in favor, motion passed.**

**V. ITEMS OF INFORMATION:**

**A. MANAGEMENT**

1. Financial (Chandler) – Insurance Rider for Pickleball Courts – To add the two courts to the GL Policy will be \$250.00 + fees/taxes for both courts. A property insurance quote is pending for insuring the courts themselves.

2. Management Report / Collections Policy / Crime Mapping (Chandler)

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

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

In April, ARC had one phone conference meeting on April 11, 2019. They reviewed and approved seven (7) HO applications for exterior modifications (fence, pavers, gazebo, front porch/front door/pavers, garage doors, paint x2). A live meeting was held on April 23 at GPI Conference Rm which reviewed and approved a new garage door request and a house painting request.



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

**C. LANDSCAPE (Rao/Glein)**

Due to unforeseen circumstances, the contract with VLC was unable to be terminated as previously discussed. The contract will be terminated on December 31, 2019 after proper notice has been given to VLC by Amanda Uliano of Gardner Law Group. Jennifer Grebenschikoff and Diana Rao will be meeting with the CCC general manager at the end of April to discuss the CCC improving the look & maintenance of the areas owned by them that face Phase 1 areas. Van Chandler is in negotiations with Field Landscape for them to continue to maintain the front entrance and provide the design and rotation of annual plants.

**D. CULTURAL CENTER (Baxter-Gibson)**

April 27 is Springfest, a HOA-sponsored event. The same evening and the evening following is Masquerade, a Broadway-style review that includes Susan Baxter-Gibson. We have purchased a TV/DVD combo for installation in the Carrollwood Village Room. This TV will allow laptops to be hooked up to it as well. Our plans include adding another similar unit in meeting Room 2 and possibly the Art Lab. We are hoping to have it installed this week sometime. Flooring in the hallways at the Studio has been installed and looks great. The Center's Chorus has been accepted and invited to perform at Carnegie Hall. The individual chorus members are responsible for paying their own way for the trip.

Center FREE Events

April 27  
May 8  
May 10  
May 11

SpringFest - CVHOA  
Lecture: Author John Slayton - CVHOA  
Art Reception: Women Who Take Joyful Ownership  
North Tampa Market

**E. PATROL (Shirley)**

Florida Highway Patrol Report - As Village Presbyterian increases Food Bank recipients, loitering after food bank hours on Phase 1 grounds is a growing problem. Panhandlers and vagrants are now changing clothes in the open, camping out and sleeping on sidewalks by the church along South Village, and remaining in parking lots adjacent to the church, on Carrollwood Village Run, Panera back lot, and Walgreens entrances, as well as illegally sleeping on benches. Florida Highway Patrol and HCSO have limited authority to transport these people against their will. They remain in the area for the restrooms and where panhandling is easier. This is a daily issue for Phase 1 safety which is exacerbated by Village Presbyterian Church and needs to be addressed in a better way. Per request, Water Oaks Lane & Winding Willow Drive will get a stop sign patrol to assist with violators running signs with regularity.

**F. EXECUTIVE COMMITTEE (Woltmann)**

No report.

**G. LEGAL (Myers)**

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

**H. VISTA GARDENS (Grebenschikoff)**

April was a busy month at VISTA with many gardeners harvesting winter and spring crops. An Intergenerational Day was held to introduce 30 children and their parents to growing food and flowers, with an emphasis on composting, planting, and the importance of solar energy and water. Three groups of children rotated to three locations - compost tent solar panel and near the garden shed, and the children's garden in our woodland area. VISTA continues to be the grateful recipient of many volunteer hours from middle school through college-age students.



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

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

Richard Woltmann met with Bob Foster, General Manager of the Carrollwood Country Club. Bob reported that the Club is doing well and readily agreed to meet with the Landscape Committee regarding concerns about Club property that abuts Phase I.

**J. COMMUNICATIONS COMMITTEE (Fowkes)**

No report.

**K. RECREATION FIELD (Nelson)**

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

The contract with Elite Court Construction has been signed and implementation will commence after underground infrastructure has been identified and courts outlined on the field. The ACoT contract is set to expire on August 31, 2019. ACoT would like to make improvements to the field per the quote from Turf Keepers, dated February 22, 2019 under "Scope of Services – Field No. 1" for \$24,300.00 and \$18,750.00 respectively. Mike Connell indicated to Van Chandler that ACoT would like to add more programs to the soccer than is already offered. Scott Thomas and Van Chandler have a pending meeting to discuss.

**L. OUTREACH COORDINATOR (Thomas)**

Welcome Committee - Kristine Glein

There are eighteen (18) new home owners in Phase 1 and the WC will be delivering all Q1 bags this month. Still looking for more people to join the Committee and help with soliciting/collecting area business donations.

Moms Club – Amanda Clark

No report.

Fundraising – Stacey Caporicci

No report.

Golf Carts – Rob Clark

No report.

Remaining CV Entrance Lighting - Thomas

Village Cove	\$2,400	\$1,200 CVHO	\$1,200 VC	Obtaining second quote
Village Green	\$1,500	\$750 CVHO	\$750 VG	Obtaining second quote

**VI. NEXT BOARD & ARC MEETING: The next regular Board & ARC meeting is scheduled for Monday, June 24, 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. **NOTE: There will be no regular Board meeting for May due to Memorial Day.****



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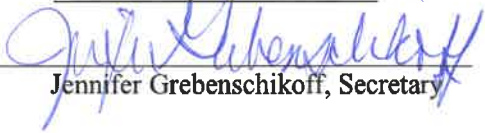
VII. **ADJOURNMENT:** There being no further business to come before the Board, Richard Woltmann adjourned the meeting at 8:15 p.m.

Respectfully submitted,  
Laura Salgado, For the Secretary

These minutes were approved unanimously at the June 24, 2019 Board meeting on a MOTION

made by Susan Baxter-Gibson first and Kristine Glein second.

Minutes approved on June 24, 2019

  
Jennifer Grebenschikoff, Secretary