



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
October 28, 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 7:00p.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
Stacey Caporicci
Kristine Glein

Directors Absent

Guests

Van Chandler, GPI
Sonja Seery, GPI
Tracy Preston, GPI
Glenn Goldberg, Golf Crest
Chris Risdon, Golf Crest
Nadine Feldman, Golf Crest
Kristine Sturgeon, Top of the Village
Marlene Powers, Top of the Village
Sandra Leppert, Golf Crest

II. APPROVE MINUTES OF PRIOR MEETING:

The motion was made by Jennifer Grebenschikoff to approve the September 30, 2019 meeting minutes with no corrections. The motion was seconded by Diana Rao. **All in favor, motion passed.**

III. PRESENTATIONS:

A. Comments from Homeowners (Three Minute Limit – Meeting Policy Guidelines Included) – Sandra Leppert, of 4315 Carrollwood Village Dr, gave the report. Security and patrol is a concern. She is very unhappy since the patrol was eliminated. She would like to see the Board seek out two more vendors with bids to provide security cameras and would like to see Flock Safety tested in pilot area.

IV. ITEMS FOR CONSIDERATION/DECISION:

A. Discuss/Approve 2020 Budget – Van Chandler/Jennifer Grebenschikoff gave the report. The proposed 2020 budget shows an increase of 7.075% to account for the upgrades needed with irrigation, landscaping, removal of Laurel Oaks and pruning of Live Oaks. Current 2019 assessment will increase from \$578.00 to \$618.89, which is an increase of \$3.40 per month. Assessments have not increased in 2 years and needs to be taken into consideration. Jennifer Grebenschikoff made a motion to adopt proposed 2020 budget. The motion was seconded by Diana Rao. **All in favor, motion passed.**



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
October 28, 2019**

IV. ITEMS FOR CONSIDERATION/DECISION (continued):

- B. Discuss/Approve New ARC Member** - Jennifer Grebenschikoff gave the report. Linda Blake, Cypress Run has been appointed as a new ARC member, taking the seat of Lisa Perry. Susan Baxter-Gibson made a motion to approve appointing Linda Blake as new ARC member, to take over the remaining term of Lisa Perry. The motion was seconded by Diana Rao. **All in favor, motion passed.**
- C. Discuss/Approve Revised Community Standards** - Jennifer Grebenschikoff gave the report. Jennifer Grebenschikoff proposed to approve changes to the Community Standards and adopt the most recent version (October 2019). A motion was made by Diana Rao to adopt the October 2019 version of the Community Standards and seconded by Steve Shirley. **All in favor, motion passed.**
- D. Discuss/Approve Borg Construction Quote Rebuild of Golf Crest Monument** - Van Chandler gave the report. Received a quote of \$3,706.00 from Borg Construction which includes root pruning and rebuilding the Golf Crest Monument. Van requested the Board approve quote so work may commence. A motion was made by Diana Rao to approve the Borg Construction quote and seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**
- E. Discuss/Approve Fencing Quotes for Dan Ruskiewicz Field** - Scott Nelson/Stacey Caporicci gave the report. Scott Nelson received two additional fencing quotes, both were higher than the Jennex Fence bid. Scott Nelson recommends approving the Jennex Fence bid of \$39,390.00. A motion was made by Stacey Caporicci to approve Jennex Fence bid and seconded by Kristine Glein. **All in favor, motion passed.**
- F. Discuss/Approve Fieldstone Quotes for Sub-Divisions, Main and Island Upgrades** - Diana Rao gave the report. Very comfortable with Fieldstone Landscaping's design ability and expertise, Diana would like to see all sub-divisions landscaped. Diana Rao made a motion to spend up to \$44,000.00 to be obtained from excess funds in the Grounds/Contract account 6100 for landscaping through Fieldstone Landscape Service and it was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**

V. ITEMS OF INFORMATION:

A. MANAGEMENT

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

B. ARCHITECTURAL REVIEW COMMITTEE

(Grebenschikoff)

- 1. Met once in October.

Approved four applications:

- Paint Trim and Front Door
- New Fence
- Paint House and New Roof
- New Roof

Tabled one application until HO notifies neighbors, as required:

- Solar Panels



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
October 28, 2019**

V. ITEMS OF INFORMATION (continued):

B. ARCHITECTURAL REVIEW COMMITTEE (continued): (Grebenschikoff)

2. Appointed new ARC member, Linda Blake, who is taking the seat of Lisa Perry, who resigned earlier this year:

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

Linda Blake has lived in the Tampa area since 1979 and moved into Carrollwood three years ago. She is married to Charlie Blake, who has been a Carrollwood resident for many years. They live in the Cypress Run community off of Carrollwood Village Run. Linda enjoys Carrollwood Village as a "great to live in area with its well-manicured properties." She is retired from a forty three (43) year nursing career with the last thirty five (35) years at St. Joseph's Main Hospital.

Linda looks forward to assisting us by serving on the Phase I Architectural Review Committee.

C. LANDSCAPE COMMITTEE (Rao)

1. OVERVIEW

(Fieldstone Report to Carrollwood Village Landscape Committee)

The property in general is in great shape. Coming into fall the season is slowing down and we are preparing to transition into our seasonal schedule. We feel as if we have a better understanding of the expectations of the Board. We strive to provide the best service in the industry as we look to secure our relationship with you. This report is a preliminary report. We will be creating a more comprehensive report as we proceed.

2. ACCOMPLISHMENTS

- A. The proposals that you requested have been completed and will be ready for the board to discuss.
- B. The Pentas at the main entrance were cut back and a complete fertilizer was applied.
- C. The fig Ivy growing on the screens at the Top of the Village were cut back.
- D. The irrigation and wiring at the soccer field has been moved.
- E. The Reclinata Palms at both the north and south main entrance walls were cleaned out and trimmed.
- F. All trees on Executive Center Drive have been elevated.
- G. We have begun to fertilize turf areas.
- H. Soil samples have been taken at various monument signs and submitted.

3. END OF MONTH EXPECTATIONS

- A. The irrigation lines at the entrance will be installed next week.
- B. We will be completing a survey of existing plants and trees to recommend the removal of unsightly specimens.
- C. The proposals for the soccer field renovations, the Bank of America entrance, and the corner of North Village and Carrollwood Village Run will be completed by October 24th.
- D. The remainder of the turf will be fertilized.
- E. We will analyze the soil reports and begin adding nutrients as needed.



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
October 28, 2019**

V. ITEMS OF INFORMATION (continued):

C. LANDSCAPE COMMITTEE (continued) (Rao)

4. ITEMS OF INFORMATION/DECISION

(See ITEMS FOR CONSIDERATION/DECISION, F.)

The Landscape Committee will make a motion to approve spending up to \$44,000 from the excess funds in the 2019 grounds/contract account # 6100. This money will pay for the complete landscape redesign and installation of all subdivision entrances and main island medians. Color photos of designs will be provided at the meeting.

D. SAFETY/LIGHTING COMMITTEE (Shirley)

ALPR – FLOCK SAFETY

Flock Safety: ALPR has mapped the entrances and exits to the Phase I property.

See link:

<https://www.google.com/maps/d/viewer?mid=1x21fLyKuAAEEII9-WLraf-2i82ntSs3B&usp=sharing>

A thirteen (13) camera spread is their suggestion. (Contingent on advancing the project).

That's all for the moment but we are still discussing pricing.

SUBJECT: Carrollwood Village Map & Discount Option

The maximum coverage would be a total of sixteen (16) cameras. The smaller narrower entrance/exit cameras have been highlighted red identifying where you could get away with one camera as a minimum option. The following options are pricing discounts I could offer you, if a purchase order is signed before the end of this month. Maximum coverage: 16 cameras for \$28,000/year. A \$4,000/year savings! Minimum coverage: 13 cameras for \$23,500/year.

Callen Sapien and Steve Shirley will meet to discuss pilot programs. Will report at next meeting.

E. EXECUTIVE COMMITTEE (Woltmann)

Recently met and the decision was made to take back oversight of the Carrollwood Cultural Center events contract.

F. LEGAL COMMITTEE

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

G. VISTA GARDENS – Jennifer Grebenschikoff gave the report.

Lisa Meredith, from Hillsborough County Extension Service of the UF Institute of Food and Agricultural Sciences, completed a series of Saturday morning workshops focused on fall veggie plantings.

VISTA gardeners are busy tending many fall crops- tomatoes, peppers, eggplant, onions, lettuce, herbs, etc.

There are just a few raised beds still available for rent.

H. CARROLLWOOD COUNTRY CLUB (Woltmann)

No report. Steve Shirley would like to explore the possibility of having Seniors Golf Tournaments.

I. COMMUNICATIONS COMMITTEE (Fowkes)

No report

J. DAN RUSKIEWICZ FIELD COMMITTEE (Nelson/Caporicci)

Pickleball Court Update

Van Chandler spoke with Matt Knopf of Stewart Tennis and he indicated that his crews will be up in our area next week at which time he should be able to commence with construction. Van reminded Matt that he still needed the quote for the two benches and shading apparatus. Matt will get that to Van before the Board meeting on October 28, 2019.

Fence Replacement

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



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
October 28, 2019**

V. ITEMS OF INFORMATION (continued):

K. OUTREACH COMMITTEE

(Thomas)
(Glein)

Welcome Committee

We have delivered twenty four (24) Welcome Bags for our new Phase 1 homeowners who moved in between June and September this year. The Committee is actively looking for volunteers to join us and help gather offers from local businesses, and then stuff and deliver bags. It's a lot of fun to greet new homeowners. We are always looking for free goodies to put in the bags, so Board Members are asked to please keep that in mind when visiting local merchants.

Outreach

The Outreach Committee met with sub-association leaders and they expressed positive feedback on the direction of the Board's actions.

Lighting

Twin Lakes is installed and looks great. Sole remaining HOA is Village Green, which has been approved, but we are waiting for access due to a medical condition of the homeowner. Will advise.

L. CARROLLWOOD CULTURAL CENTER LIAISON

(Baxter-Gibson)

See Executive Director's Report in Board Packet.

VI. NEXT BOARD & BUDGET MEETING: The next regular Board & ARC meeting is scheduled for Monday, November 25, 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.

VII. ADJOURNMENT:

There being no further business to come before the Board, a motion was made by Steve Shirley to adjourn. The motion was seconded by Callen Sapien. The meeting adjourned at 8:04pm

Respectfully submitted,
Tracy Preston, For the Secretary

These minutes were approved unanimously at the November 25, 2019 Board meeting on a MOTION

made by Jennifer Grebenschikoff first and Callen Sapien second.

Minutes approved on November 25, 2019

Diana Rao
Diana Rao, Secretary