



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS ANNUAL MEMBERSHIP MEETING**

MARCH 25, 2019

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

President Dick Woltmann of the Carrollwood Village Homeowners Association, Inc. called the annual meeting to order at 7:02 p.m. at the Carrollwood Cultural Center, 4537 Lowell Road, Tampa, FL. Community Association Manager Van Chandler confirmed the quorum.

Directors Present

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

Directors Absent

Guests

Van Chandler, GPI
Kristine Glein, Cypress Run
Megan Diaz, GPI Minutes Recording
Sonja Seery, GPI
Gerry Appleby, CPA, Marsocci, Appleby &
Brian Conner, Senior Auditor, Marsocci,
Appleby & Co.
Amanda Uliano, Attorney, Gardner Law Group
Stacey Caporicci

II. PROOF OF NOTICE OF MEETING:

Van Chandler, Community Association Manager for Phase I, held up the Proof of Notice Affidavit showing mailing was completed with the listing of all Phase I residents.

III. READING/APPROVAL OF 2018 ANNUAL MEETING MINUTES:

Dick Woltmann gave the report. All homeowners who attended the annual meeting and the Board of Directors waived the reading of the 2018 annual meeting minutes and approved the 2018 annual meeting minutes as written.

IV. REPORTS FROM OFFICERS

A. Treasurer's Report to Membership – Jennifer Grebenschikoff gave the report. The Association is in good shape. The Board values the input provided from all of the residents and solicited opinions on what residents would like to see happen going forward. The 2019 dues were the same as 2018 which is \$578.00 for single family and \$433.50 for Condos/Townhouses for the year. The budget is based on what we need to accomplish and what residents would like to see happen going forward.

V. REPORTS FROM COMMITTEES:

- A. Architectural Review Committee** - Jennifer Grebenschikoff gave the report. The Architectural Review Committee (ARC) consists of (1) Board of Directors member and (2) members of the community. Fifty six (56) homeowners in Phase I sent in an ARC form for review in 2018. When submitting an ARC form, please provide as much detail on the form as this will speed up the review process.
- B. Communications Committee** – Lindsey Fowkes gave the report. The newsletter started back in September 2018. Phase I now has four hundred (400) e-newsletter subscribers with more sign-ups daily. The Communications Committee has received positive feedback on the website. The Association is looking into a quarterly print publication to reach out to the people who are not using our digital services.



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V. REPORTS FROM COMMITTEES: (continued)

- C. Cultural Center** – Susan Baxter Gibson gave the report. The Carrollwood Cultural Center is a 501C-3 charitable organization. The County owns the building and the employees work for the organization. The budget for the Cultural Center is \$900,000.00 with eleven (11) paid staff that absorb 50% of the budget. The Cultural Center has held over 1,900 events and there are a total of 8,000 subscribers. In 2019, there will be an upgrade for the studio in the back, in addition to landscaping, painting and working on all exterior and interior lights. The event schedule is downstairs along with information for summer camp programs.
- D. Security Committee** - Steve Shirley gave the report. May 21, 2016 was the first day the Association brought in the Florida Highway Patrol to patrol our main thoroughfares. Within the first two (2) hours, there were twenty-five (25) tickets issued. The day ended with thirty-five (35) tickets. Currently, there have been over 15,000 citations. Safety is the number one priority.
- E. Lighting Committee** – Steve Shirley gave the report as needed/required.
- F. Legal** – Steve Myers gave the report as needed/required.
- G. Outreach Committee** – Scott Thomas gave the report. The Outreach Committee’s goal is to create resident inclusion and to build a community environment. The theme is safety and security. The Welcome Committee welcomes eight to ten (8-10) new homeowners a month. Kristine Glein and her volunteers assist in passing out the gift bags. The Moms Club communicates through Facebook and the Cart Club will be making a Facebook page to communicate. “**No Solicitation**” signs are being added on Wednesday April 3, 2019. One (1) sign will be on Casey and Lowell, one (1) sign on Carrollwood Village Run at Executive Center Dr. and one (1) sign on Ehrlich at South Village Drive. Please contact Scott Thomas for exact locations; there are several more than what is listed here, such as on Stall Road near Stillwater, South Village Drive in front of the church, etc. If the street has a green sign it is a County maintained roadway, but if the street has a blue sign it is a private road. Residents are to contact the Hillsborough County Sheriff’s Office if they encounter solicitors on their property. Stacey Caporicci secured a grant from the County for \$5,000.00 to use for lighting at the soccer field.
- H. Soccer Field** – Scott Nelson gave the report. Beginning in April or May, there will be two (2) Pickle ball courts installed at the North end of Dan Ruskiewicz Field by the pond.
- I. Landscape** – Diana Rao gave the report as needed/ required. Thank you to Jennifer Grebenschikoff and Kristine Glein for assisting in the Landscaping projects for the community. We are currently looking for volunteers to join the Landscaping committee.
- J. Nominations Committee** – Dick Woltmann gave the report. An application, resume and references are required to be a nominee for the Board of Directors. Notices are posted on the website.

VI. REPORT FROM MARSOCCL, APPLEBY & ASSOCIATES:

Gerry Appleby gave the report. The 2018 financial statements are clean and are in compliance. There were no adjustments.

VII. APPOINTMENT BY CHAIRMAN OF INSPECTORS OF ELECTION:

Amanda Uliano gave the report. Four (4) volunteers were selected from the audience. Lisa Perry, Kim Caros and two (2) others.



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VIII. ELECTION OF FIVE (5) DIRECTORS:

Election – Amanda Uliano gave the report. All ballots were counted. There were five (5) write in candidates, but the Nominating Committee’s nominees passed overwhelmingly. The two (2) new board members are Stacey Caporicci and Kristine Glein. The (3) ARC members on the Architectural Review Committee from 2018 were elected to another one (1) year term.

IX. NEW BUSINESS:

A. 2019 Rollover to the 2020 Budget – Amanda Uliano gave the report. Two hundred fifty one (251) proxies were for the rollover and one (1) opposed. Fourteen (14) homeowners voted at the meeting for the rollover and (0) were against totaling (265) for the rollover and (1) opposed. **The 2019 rollover to the 2020 budget passed.**

X. NEXT MEETING

The next meeting is a regular Board of Directors meeting scheduled for Monday, April 29, 2019, 7:00pm at the Cultural Center (CCC), Village Community Room.


XI. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Dick Woltmann to adjourn. The motion was seconded by Diana Rao. The motion was carried unanimously. The meeting adjourned at 8:22 p.m.

Respectfully submitted,
Megan Diaz, For the Secretary

These minutes were approved unanimously at the May 18, 2020 annual membership meeting on a MOTION made by homeowner Michelle Risdon first and homeowner Brett Durda second.

Minutes approved on May 18, 2020


Diana Rao, Secretary