



**CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION  
ANNUAL MEETING**

**MEETING MINUTES  
January 28, 2020**

**I. CALL TO ORDER:**

The Carrollwood Village Phase II Homeowners Association Annual Board meeting was held on January 28, 2020 at the Carrollwood Cultural Center, C.V. Community Room, 4537 Lowell Road, Tampa, FL 33618. President Adrian Madhosingh called the meeting to order at 7:00p.m.

**ROLL CALL:**

**Directors Present**

Victor Kormanik  
Sharon Danaher  
Bill DeMare  
Adrian Madhosingh  
Joe Hanson  
Bill O'Brien  
Jackie Campbell

**Directors Absent**

Sandy Owens  
Russell Stone

**Guests**

Van Chandler, GPI  
Sonja Seery, GPI  
Tracy Preston, Recording Secretary  
Diane Griesenbeck, Village Towers  
Dr. Comstock  
Jerry & Gloria Hasara  
Joan & Norm Noblet  
Adrienne Hutelmyer  
Dale Walton  
Carey Poole  
Edna & William Cade  
Rick Reber  
Gary Houts  
Jim Gilliam  
Carin Milles  
Jamie Murning  
Ralph Romero  
Christian Nazaretian  
Louisa Hegarty  
Matilde Pelaez

**II. CERTIFYING OF PROXIES:**

Van Chandler, Community Association Manager, has certified the roll of proxies. The (2) volunteers counting the ballots are Joan Noblet and Jerry Hasara.

**III. PROOF OF NOTICE OF MEETING:**

The notarized affidavit certifies that Greenacre Properties, Inc. sent a letter of notification for tonight's meeting to all members of record on January 14, 2020 in accordance with F.S. 720.

**IV. READING/APPROVAL OF MINUTES:**

A Motion was made by Bill DeMare to approve the 2018 Annual Meeting minutes and dispense with the reading. The motion was seconded by Sharon Danaher. **All in favor, motion passed.**

**V. PRESENTATIONS: None**



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**VI. REPORTS FROM OFFICERS AND COMMITTEE CHAIRS:**

- A. President's Report** – President Adrian Madhosingh gave the report as needed/required. President Madhosingh took the opportunity to extend his thanks to the Board of Directors, Community Association Manager Van Chandler and assistant Sonja Seery for their hard work, support and accomplishments in 2019.
- B. Treasurer's Report** – Treasurer Joe Hanson gave the report. Combined cash as of 12/31/2019 \$159,268.49. The Board has earmarked \$40,000.00 for reserves. The amount will be used for 2020.
- C. 2020 Budget** –No report given.
- D. Landscape/Millennium Garden** – Vice President Victor Kormanik gave the report. Millennium Garden has been renamed John R. Miley Park. Van Chandler will work with Fieldstone Landscape designers to redesign medians and add trees to John R. Miley Park.
- E. Ponds** – President Adrian Madhosingh gave the report. Cross Creek has replaced Solitude. The new contract with Cross Creek is \$1,650.00 per month. The contract includes installation of 1,500 aquatic plants. 2019 was very productive. Phase II and Phase III collaborated on a pond clean up in April 2019 which netted over 200 pounds of trash.
- F. Avista ACC** – Vice President Victor Kormanik gave the report. Deed restrictions have been republished. Boundary walls have been pressure washed, painted and landscaped. Mailboxes and sidewalks have been cleaned. A second spring yard sale has been added.
- G. Community Patrol** – Director Sharon Danaher and Director Bill O'Brien gave the report. Patrols are on duty approximately 18 hours per day and are doing a great job. The Board of Directors is considering creating a list of resident phone numbers for the patrol officers so the patrols can alert residents to any activity on or around their property.
- H. Communications Committee** – Director Jackie Campbell gave the report There are currently 3 initiatives. 1. Newsletter which is mailed once per month. 2. Email blast which is sent as needed to residents and used mainly for alerts. 3. Welcome committee.
- I. Carrollwood Cultural Center** – Director Bill DeMare gave the report. The annual meeting at the Carrollwood Cultural Center in February 2019 was better attended than in past years. Data for 2019 is not available as of yet, but in 2018 the Cultural Center welcomed over 76,000 guests with 1,900 events held. Director DeMare thanked the members of Phase II for their participation with the Cultural Center and stated more volunteers for HOA sponsored events are needed as volunteers keep costs down.
- J. Carrollwood Park Conservancy** –Director Bill DeMare the report. The park currently sees over 350 cars per day as the park is the busiest in the county. A few projects are in the works using \$10,000,000.00 allocated by county commissioners. By the end of March 2020 we should see completion of the Adult Challenge Course and Pump Skate Park. And by the end of May 2020 the boardwalk and pier over the lake will be completed. We're looking to add more volunteers.



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**VII. ELECTION OF DIRECTORS:**

The nominating committee presented the (3) following candidates to fill the (3) vacancies to serve on the board for the next three years: Victor Kormanik, Bill O'Brien and Sharon Danaher. Van Chandler, Community Association Manager for Carrollwood Village Phase II certified the roll of proxies and there is a quorum. The membership approved the 2019-2020 proxies.

**VIII. UNFINISHED BUSINESS: None**

**IX. NEW BUSINESS**

**A. Rollover of 2019 excess funds to the 2020 budget** –Director Sharon Danaher made a motion to rollover the 2019 excess funds to the 2020 budget. The motion was seconded by Director Bill O'Brien. **All in favor, motion passed.**

**B. Ratification of rollover by the Board of Directors-** there was no vote.

**C. Announcement of Vote Counts for Safe Harbor Amendment** – Sonja Seery gave the counts. Of the total 160 votes, 151 voted yes and 9 voted no. Of the total votes, 94.375% voted yes.

**D. Open discussion**

**X. ADJOURNMENT:**

There being no further business before the Board, a motion to adjourn was made by Bill O'Brien and seconded by Victor Kormanik; approved unanimously. The meeting adjourned at 7:55 p.m.

Minutes approved on January 26, 2021:

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Sandra Owens, Secretary