



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
AND
ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES
November 30, 2020**

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 6:00 p.m. via Zoom Video/Audio Conference.

Directors Present

Steve Shirley
Kristine Glein
Dick Woltmann
Jennifer Grebenschikoff
Stacey Caporicci [left @ 6:30p]
Scott Nelson
Susan Baxter Gibson
Diana Rao
Callen Sapien
Steve Myers

Directors Absent

Lindsey Fowkes

Guests

Van Chandler, GPI
Sonja Seery, GPI
Tracy Preston, GPI
Amanda Uliano, Gardner Law Group
C.R. Campbell, Northampton
Sandra Leppert, Golf Crest
Elena Vazquez, The Cloisters

II. APPROVE MINUTES OF PRIOR MEETING:

A motion was made by Jennifer Grebenschikoff to approve the October 26, 2020 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) –

1. C.R. Campbell, 3903 Northampton Way- Mr. Campbell is a new owner as of September 2019. The title company provided an incorrect mailing address on the Warranty Deed, which is not the property address. Due to the incorrect mailing address, he did not receive a payment coupon or reminder letter mailed by the association. The account was referred to the association's attorney for collection. Mr. Campbell will pay the attorney fees and assessment. He would like the association to consider alternative ways of communication with new homeowners in the future to prevent this from happening to another new resident. Amanda Uliano stated the management company can only go by the information provided on the warranty deed and coupon may have gone to prior address listed on the warranty deed. Amanda recommends waiving the \$88.80 delinquent interest charge and advised Mr. Campbell to deduct that amount from his payment before sending to her office.
2. Sandra Leppert, 4315 Carrollwood Village Dr -Presented questions regarding the state of disrepair and violation status for 4302 Carrollwood Village Dr. She also had questions regarding Flock billing.



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IV. ITEMS FOR CONSIDERATION/DECISION:

- A. Update on Declarations Renewal and Next Steps.** Jennifer Grebenschikoff and Amanda Uliano gave the report. Jennifer Grebenschikoff thanked the board for the unbelievable effort made to get the ballots in on time. Amanda Uliano stated 4 (four) out of the 5 (five) units have reached the required number of ballots, with Unit 6 only needing 4 (four) more ballots to reach the requirement. The certification of amendments has been drafted. Once the required number of votes has been received for all 5 (five) units, executed written consent will be recorded with the certified amendments. The restrictions have been renewed and amended to auto renew. The restrictions can be terminated with a vote of the membership. All amendments need to be recorded by December 31, 2020. Diana Rao stated 1 (one) current board member does not agree with the restrictions and has not returned the ballot.
- B. Discuss 3903 Northampton Way 2020 Delinquency.** Amanda Uliano gave the report. (See III, Presentations; A,1)
- C. Discuss/Approve Krueger Contracting Proposal for \$6,400 Dan Ruskiewicz Field Drainage Depression North Grate Inflow.** Scott Nelson gave the report. A motion was made by Jennifer Grebenschikoff to approve the \$6,400.00 proposal. The motion was seconded by Dick Woltmann. **All in favor, motion passed.**
- D. Discuss/Approve \$1,500 from the \$2940 received from ACOT Field Rental to Add an Awning over the Pickleball Bench.** Scott Nelson gave the report. Discussion was held and the matter has been tabled and will be presented again after further research.
- E. Discuss/Approve the Field Committee Having Funds Received from ACoT to be Earmarked to go Back into the Field for Improvements for Residents.** Scott Nelson gave the report. Discussion was held and it was decided the funds would stay in the general fund and not earmarked for the fields.
- F. Discuss/Approve Modification to Basketball Pole Community Standard.** Steve Shirley gave the report. Discussion was held and the matter has been tabled and will be presented again after further research.
- G. Discuss Lighting Leadership.** Dick Woltmann gave the report. Steve Shirley has relinquished his position in Lighting Leadership. The Landscape Committee will now take responsibility of Lighting Leadership, with Kristine Glein taking the lead.

V. ITEMS OF INFORMATION:

A. MANAGEMENT

- 1. Financial – Van Chandler gave the report.
- 2. Management Report / Crime Mapping – Van Chandler gave the report.

B. ARCHITECTURAL REVIEW COMMITTEE – Jennifer Grebenschikoff gave the report.
ARC-Information Only

The ARC met on 11-11-2020 at 11am to consider six applications. One was tabled (major construction project on Cypress Village Circle) until the owner provides more detail, which will be approved at the December meeting, four were approved and one was disapproved due to house paint color not in conformance with Phase 1 guidelines.



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V. ITEMS OF INFORMATION (continued):

C. LANDSCAPE COMMITTEE- Diana Rao gave the report.

November 2020 Landscape Committee Report

ACCOMPLISHMENTS

- Removed four (4) pine trees at Top of the Village along South Village Dr
- Trimmed back Coontie Palms in island medians starting at South Village Dr and Ehrlich rd entrance;
- Weed whacked pond bank at Dan Ruskiewicz Field;
- Cleaned gutters, sidewalks and streets due to storms;
- Trimmed Reclinata Palm Cluster Carrollwood Village Ct;
- 3901 Northampton Way tree cleanout.

DECEMBER EXPECTATIONS

- Winter annual change out;
- Spray and monitor turf weeds
- Setup meeting with Phase I for smart irrigation

FROM THE LANDSCAPE CHAIR

No report.

D. SAFETY/LIGHTING COMMITTEE – Steve Shirley gave the report.

FLOCK SAFETY:

Permit documentation submitted. Making adjustments per Hillsborough County. Accurate LED will assist Flock contractors so we need not hire a licensed outside construction firm. Flock will install the cameras, and Accurate will pass the inspection. Waiting on final approvals.

FLORIDA HIGHWAY PATROL

No report.

E. EXECUTIVE COMMITTEE- No report from Dick Woltmann

F. LEGAL COMMITTEE- No report submitted by Steve Myers
Gardner Brewer Martinez-Monfort Collections and Foreclosure Reports received.

G. VISTA GARDENS – Jennifer Grebenschikoff gave the report.

VISTA gardeners continue to harvest many types of fruits and vegetables as the growing season gets into full swing. Two of the 4x16 plots are gardened by a group of AARP volunteers who donate all their harvest to the local food pantry. VISTA held a fundraiser at Anthony's coal fired pizza on Nov 16, with 20% of all VISTA-identified proceeds coming back to VISTA. Thank you to those who supported this effort.

H. CARROLLWOOD COUNTRY CLUB LIAISON - Dick Woltmann gave the report.

Awaiting quotes for landscaping improvements inside the gates (i.e. bush replacements, island enhancements, etc.). Waiting on final quotes for bridge replacement. Decorating for holidays to start the day after Thanksgiving. Golf course, tennis, remain quite active, member dining attendance improving, but banquets still feeling the effects of the pandemic. Overall, golf course trespassing instances are down, but still a problem as is course vandalism.

I. COMMUNICATIONS COMMITTEE –No report submitted by Lindsey Fowkes.

Website Analytics Report from 10/01/20 through 10/31/20 and 11/01/20 through 11/24/20 are included in the Board packet.



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V. ITEMS OF INFORMATION (continued):

**J. DAN RUSKIEWICZ FIELD COMMITTEE – Scott Nelson gave the report.
COMPLETED PROJECTS**

The Pickleball court fencing and windscreen was damaged during the storm. The entire fence was re-stretched and repaired/secured to posts. Windscreen re-attached to fence. Repair \$850 Good Looking Fence (invoice submitted). The Field Committee had a zoom meeting on Monday November 16th to discuss i9 use of the soccer field. The committee decided it was best for ACOT and i9 to come to a use agreement since ACOT has a contract in place for use of the field. If ACOT and i9 come to an agreement on cost per player, use, field repairs, etc. the Field Committee will bring it before the HOA Board. The Field Committee plans to meet again in January to discuss projects for 2021 and the best use of our \$24,000 budget. Received ACOT payment of \$2940 for soccer field rental.

FUTURE PLANS:

No events are planned at this time.

**K. OUTREACH COMMITTEE- No report submitted by Kristine Glein.
Welcome Committee**

Welcome Bags will be delivered quarterly in 2021.

Outreach

No report

L. CARROLLWOOD CULTURAL CENTER LIAISON – No report

VI. NEXT BOARD MEETING: The next regular Board meeting is scheduled for Monday, January 25, 2021 at 6pm via Zoom video/audio conferencing.

VII. ADJOURNMENT:

There being no further business to come before the Board, a motion was made by Diana Rao to adjourn. The motion was seconded by Susan Baxter Gibson. The meeting adjourned at 7:16p.m.

Respectfully submitted,
Tracy Preston, For the Secretary

These minutes were approved unanimously at the January 25, 2021 Board meeting on a MOTION made by Jennifer Grebenschikoff first and Callen Sapien second.

Minutes approved on January 25, 2021 (see next page)
Diana Rao, Secretary



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