



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
SPECIAL MEETING MINUTES  
December 7, 2020**

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

President Dick Woltmann of the Carrollwood Village Homeowners Association, Inc. called the special meeting to order at 5:00 p.m. via Zoom Video/Audio Conference.

**Directors Present**

Dick Woltmann  
Diana Rao  
Jennifer Grebenschikoff  
Kristine Glein  
Lindsey Fowkes  
Susan Baxter Gibson  
Callen Sapien

**Directors Absent**

Scott Nelson  
Steve Shirley  
Steve Myers  
Stacey Caporicci

**Guests**

Van Chandler, GPI  
Sonja Seery, GPI  
Amanda Uliano, Gardner Brewer Martinez Monfort PA

**II. APPROVE MINUTES OF PRIOR MEETING:**

None

**III. PRESENTATIONS:**

None

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

- A. Ratify the Declarations Renewal for Cypress Run, Mid-Village, Stoneleigh (Hayward Place), Golf Crest Units 4,5 and 7 and Golf Crest Unit 6.** The Association's Attorney, Amanda Uliano, gave the report. Amanda stated the five (5) villages in Phase I have reached the required number of ballots to amend the declarations for these five (5) villages, whose term would expire on December 31, 2020 unless the members of these communities approve an extension of terms. Executed written consents 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 Certificates of Amendment will be signed, witnessed and notarized on Tuesday December 8, 2020 and will be officially recorded by the end of this week, making all amendments recorded prior to December 31, 2020.
- 1. Cypress Run** – Amanda Uliano gave the report. Cypress Run is different. This requires a different percentage to renew and amend the restrictions. Per those restrictions, 2/3 of owners of record (66.67%) are needed to renew the restrictions and 3/4 of all owners (75%) are needed to amend. To renew we needed twenty-two (22) votes and we received twenty-eight (28) votes. To amend we needed twenty-five (25) votes and we received twenty-eight (28) votes. A motion to approve was made by Diana Rao to renew and amend the Cypress Run declarations. The motion was seconded by Callen Sapien. **All in favor, motion passed.**
  - 2. Mid-Village** – Amanda Uliano gave the report. Per the restrictions 2/3 of owners of record (66.67%) are required to renew/amend. We needed seven (7) votes and we received nine (9) votes. A motion to approve was made by Callen Sapien to renew/amend the Mid-Village declarations. The motion was seconded by Kristine Glein. **All in favor, motion passed.**
  - 3. Stoneleigh (Hayward Place)** – Amanda Uliano gave the report. Per the restrictions 2/3 of owners of record (66.67%) are required to renew/amend. We needed thirteen (13) votes and we received thirteen (13) votes. A motion to approve was made by Diana Rao to renew/amend the Stoneleigh (Hayward Place) declarations. The motion was seconded by Susan Baxter Gibson. **All in favor, motion passed.**



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

4. **Golf Crest Units 4,5 and 7** - Amanda Uliano gave the report. Per the restrictions 2/3 of owners of record (66.67%) are required to renew/amend. We needed fifty-nine (59) votes and we received sixty-one (61) votes. A motion to approve was made by Jennifer Grebenschikoff to renew/amend the Golf Crest Units 4,5 and 7 declarations. The motion was seconded by Diana Rao. **All in favor, motion passed.**
5. **Golf Crest Unit 6** - Amanda Uliano gave the report. Per the restrictions 2/3 of owners of record (66.67%) are required to renew/amend. We needed forty-two (42) votes and we received forty-three (43) votes. A motion to approve was made by Susan Baxter Gibson to renew/amend the Golf Crest Unit 6 declarations. The motion was seconded by Kristine Glein. **All in favor, motion passed.**

Required	Declarations Community	Number of Residents	% Required	Minimum Required	Total Received	Pending votes Needed
2/3rds	Cypress Run-Renew	33	66.67%	22	28	-6
3/4ths	Cypress Run-Amend	33	75%	25	28	-3
2/3rds	Hayward Place	19	66.67%	13	13	0
2/3rds	MidVillagePubPlace	10	66.67%	7	9	-2
2/3rds	Units (4) (5) (7)	89	66.67%	59	61	-2
2/3rds	Unit (6)	63	66.67%	42	43	-1

**V. NEXT BOARD MEETING: The next regular Board meeting is scheduled for Monday, January 25, 2021 at 6:00pm via Zoom video/audio conferencing.**

**VI. ADJOURNMENT:**

There being no further business to come before the Board, a motion was made by Callen Sapien to adjourn. The motion was seconded by Susan Baxter Gibson. The meeting adjourned at 5:10p.m.

Respectfully submitted,  
Sonja Seery, For the Secretary

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

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



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4. Golf Crest Units 4, 5 and 7 - Amanda Ubiano gave the report. Per the restrictions 2/3 of owners of record (66.67%) are required to renew/amend. We needed fifty-nine (59) votes and we received sixty-one (61) votes. A motion to approve was made by Jennifer Grebenschikoff to renew/amend the Golf Crest Units 4, 5 and 7 declarations. The motion was seconded by Diana Rao. All in favor, motion passed.
5. Golf Crest Unit 6 - Amanda Ubiano gave the report. Per the restrictions 2/3 of owners of record (66.67%) are required to renew/amend. We needed forty-two (42) votes and we received forty-three (43) votes. A motion to approve was made by Susan Baxter Gibson to renew/amend the Golf Crest Unit 6 declarations. The motion was seconded by Kristine Klein. All in favor, motion passed.

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

Minutes approved on January 25, 2021 Diana Rao  
 Diana Rao, Secretary