



**CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS  
AND  
ARCHITECTURAL REVIEW COMMITTEES**

**MEETING MINUTES  
September 25, 2018**

**I. CALL TO ORDER:**

The Carrollwood Village Phase II Homeowners Association Board of Directors & ARC meeting convened on September 25, 2018 at the Carrollwood Cultural Center, C.V. Community Room, 4537 Lowell Road, Tampa, FL 33618. President Adrian Madhosingh called the meeting to order at 7:00 p.m.

**II. ROLL CALL:**

**Directors Present**

Victor Kormanik  
Russell Stone (7:48pm)  
Sharon Danaher  
Joe Hanson  
Jackie Campbell  
Adrian Madhosingh  
John Miley  
Bill O'Brien

**Directors Absent**

Sandy Owens

**Guests**

Van Chandler, GPI  
Diane Griesenbeck, Village Towers  
Megan Diaz, Recording Secretary

**III. APPROVAL OF MINUTES:**

A motion was made by Joe Hanson to approve the August 28, 2018 meeting minutes. The motion was seconded by Victor Kormanik. All in favor, motion passed.

**IV. PRESENTATIONS:** Robert Tankel with Tankel Law Group came in to discuss Safe Harbor Provision and how it related to collections of past due assessments for Associations.. To amend the documents, there needs to be an approval of two-thirds (2/3) of the homeowners in the Association. At this time, a process should be put in place for a demand, lien and then a foreclosure. Set up a process and do not deviate. The voting ballots can be sent out with the annual coupon.

**V. UNFINISHED BUSINESS:**

- A. Opening New Account for FDIC Overflow** – Van Chandler gave the report. The time to open the new bank account will be next month. Signatures will be required from the board.
- B. Update on Clubside Easement Issue w/County** - Van Chandler gave the report. An email was received from Larry Webster. He is currently putting together a plan for grading, but it will be another forty-five (45) days. The homeowners have been notified that it will be a little bit longer.
- C. Update on Gator Trapping** - Van Chandler gave the report. A new permit number 444397 dated September 18, 2018 has been issued as the gator is still out there. An email to all homeowners who live on the pond will be notified of gator trapper's number. Arete can accommodate gator signs to alert homeowners.
- D. Update on Landscape** – Van Chandler gave the report. There is not a whole lot we can do right now because of the weather. The best time to come up with a plan is now and start in the spring.



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**V. UNFINISHED BUSINESS CONTINUED:**

- E. Run for Rudolph (5K)** – Adrian gave the report. Jackie Campbell, Adrian Madhosingh and Van Chandler went out to greenbelt and did a walk through with Stevie on what type of work would need to be done in order to have a safe race. The quote is for \$500.00 on clearing landscape and marking the obvious roots with bright paint. All three phases will have to pay and it would be split 40/20/40. The run is paying for the insurance. Run Tampa is hosting the run. As of right now, the parking would be on the east side of Pepperell wall. Adrian Madhosingh made a motion to allow 5k Run to occur contingent that we split the fees appropriately. The motion was seconded by Sharon Danaher. Motion was withdrawn by Adrian Madhosingh. Adrian Madhosingh will be checking on the special event policy, parking and how many people are expected to attend this event. This decision is to be tabled until the next Board meeting.

**VI. NEW BUSINESS:**

- A. Correct Previous Meeting Motion Regarding Board Vacancy** - Adrian Madhosingh gave the report. Russell Stone was nominated for a Board vacancy at the last meeting and the motion failed. A secret ballot was completed and there were seven (7) YEAS and one (1) NAY. During the last meeting the Board incorrectly identified that the motion failed. In the Association By-Laws, Section 4.17 states "...that the Board may reconsider a motion with two thirds (2/3) of the Board's vote. The motion to reconsider Russell Stone for the board vacancy actually passed. A secret ballot was held on September 25, 2018 and there were five (5) YEAS and two (2) NAYS to appoint Russell Stone to fill the DeMare vacancy. Motion passed. Russell Stone joined the meeting at 7:48pm.
- B. Write-off of A/R for 13544 Avista Dr per Attorney: PHII=\$938.75 and Avista=\$676.00, Totaling \$1,614.75** – Adrian Madhosingh tabled until next meeting.
- C. Discuss/Approve Arete Quote for Sign Replacement along Main Thoroughfare** - Adrian gave the report. A phased approach would be the best way to proceed. We need to decide how far into each neighborhood we want to go. Victor Kormanik made a motion to approve the \$10,000.00 street signs from Arete Industries. The motion was seconded by Adrian Madhosingh. Victor Kormanik withdrew the motion. Motion dies. Victor Kormanik made a motion to obtain a quote to include stop signs on the Arete quote and to keep two (2) welcome signs on the quote. The motion was seconded by Adrian Madhosingh. **All in favor, motion passed.**

**VII. REPORTS FROM MANAGEMENT AND COMMITTEES:**

- A. Financial** - Joe Hanson gave the report. The budget has been addressed with Van Chandler. Some corrections have been made. The budget will be sent out within a week and will be reviewed at the October budget meeting; homeowners will be invited. Jackie Campbell sent an email to Adrian to include in the newsletter.
- B. Management/Violations** – Van Chandler gave the report. The violation report will be given at the end of the month.



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**VII. REPORTS FROM MANAGEMENT AND COMMITTEES:**

**C. Architectural Review Committee:** The following have been recommended for approval or denied;

Street No	Street Name	Homeowner	Project	Date Submitted	Date Recommended	
1).	14811 Farnham Way	Villines	Extend Fence		08/28/18	Approved by LENNOX CHAIR
2).	14706 Dartmoor Ln	Wojcik	Roof Replacement		08/28/18	Approved by LENNOX CHAIR
3).	13916 Middlepark Dr	Mario Lamar	Gutters		09/11/18	Approved by Adrian

Madhosingh, President

Sharon Danaher made a motion to approve all the ARC's. The motion was seconded by Bill O'Brien. **All in favor, motion passed.**

**D. Landscape Committee** – The Landscaping was addressed earlier in the meeting by Van Chandler.

**E. Carrollwood Park Conservancy** – John Miley gave the report. The soft opening is on October 19, 2018.

**F. Ponds** - Sharon Danaher gave the report. The work that needs to be done by the County is not getting done. We are going to wait until after the elections to sit down with him. There will be a meeting before a plan is developed so we can get all phases involved.

**G. Patrol** - Sharon Danaher gave the report. Phase I is incorporating Amazon Ring doorbell into their neighborhoods. It will be an app based approach and it is considered to be an additional layer of security for residents. There are different levels and different pricing per level. If another meeting is held with Phase I on the Amazon Ring, Phase II will ask to be invited.

**H. Communications Committee** – Jackie Campbell gave the report. Suzanne Fernandez from Phase III asked if we could send their e-newsletter to the homeowners in Phase II. Phase I & III might be joining to have one newsletter. Phase II would still print and mail the newsletter. Phase I will continue to send it electronically. Jackie Campbell would like to consider a Welcome Wagon. More information will be given at the next meeting.

**I. Carrollwood Cultural Center** – Sandy Owens is absent. An email to Bill will be sent by Adrian Madhosingh.

**J. Executive Committee** – Adrian Madhosingh gave the report. There was a meeting in September and it will very well. We are going to try and make it a regular meeting.

**VII. NEXT BOARD MEETING:**

The next regular meeting of the Phase II Board will be held on October 30, 2018 at the Carrollwood Cultural Center, Carrollwood Village, Room 2<sup>nd</sup> FLR at 7:00pm

**VIII. ADJOURNMENT:**

There being no further business before the Board, A motion to adjourn was made by Victor Kormanik and seconded by Jackie Danaher; approved unanimously. The meeting adjourned at 8:45pm.

Minutes approved on October 30, 2018:

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Sandra Owens, Secretary