



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
MEETING MINUTES
June 28 2021**

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

Dick Woltmann
Jennifer Grebenschikoff
Steve Myers
Scott Nelson
Susan Baxter Gibson
Bruce Landis
Stacey Caporicci
Kristine Glein
Lindsey Fowkes

Directors Absent

Diana Rao
Callen Sapien

Guests

Janet MacNealy, GPI
Chris Cernosek, GPI
Tracy Preston, GPI
Chris Eastman, Fieldstone Landscape
Sergeant Matt Carter (6:40pm)
Sandra Leppert, Golf Crest
Steve Shirley, Northampton

II. APPROVE MINUTES OF PRIOR MEETING:

A motion was made by Jennifer Grebenschikoff to approve the April 26, 2021 Meeting Minutes with no corrections. The motion was seconded by Susan Baxter Gibson. **All in favor, motion passed.**

III. PRESENTATIONS:

A. Comments from Homeowners (Three Minute Limit – Meeting Policy Guidelines Included) –

1. Sandra Leppert, 4315 Carrollwood Village Dr – Presented questions regarding a cut sheet for ARC lighting.
2. Sergeant Matt Carter – Presented questions regarding Flock.

IV. ITEMS FOR CONSIDERATION/DECISION:

A. Introduction of new property manager, Chris Cernosek- Janet MacNealy gave the report.

B. Landscaping Fieldstone presentation for entrances- Jennifer Grebenschikoff gave the report. A motion was made by Dick Woltman to approve \$5,313.63 for lighting and \$9,570.00 for irrigation upgrade. The motion was seconded by Scott Nelson. **All in favor, motion passed.**

C. Insurance Overview-Janet MacNealy gave the report.

D. Outreach reception at CCC-Kristine Glein gave the report. Kristine Glein made a motion to hold a cocktail reception for the Outreach Committee in early August. The motion was seconded by Scott Nelson. **All in favor, motion passed.**

Kristine Glein made a motion to use the current cooler bag logo for welcome bags. The motion was seconded by Jennifer Grebenschikoff. **All in favor, motion passed.**

E. Moving the clock- Jennifer Grebenschikoff gave the report. Dick Woltman made a motion to approve up to \$3,500.00 to have Accurate Lighting move the clock to Dan Ruskiewicz Field. The motion was seconded by Scott Nelson. **All in favor, motion passed.**

F. Financial Report-Susan Baxter-Gibson gave the report.



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IV. ITEMS FOR CONSIDERATION/DECISION (continued):

G. Discuss Levying of Fines of \$100 per day up to \$1000 per violation- Janey MacNealy gave the report.

1. 13908-A Bardmoor Pl. Remedy or replace discolored house awnings in back as Seen from Carrollwood Village Run
2. 4007 Carrollwood Village Dr. Remedy discolored house
3. 14505 Clifty Ct. Remedy discolored house at knee wall in front
4. 13817 Cypress Village Cir. Remedy discolored chimney housing and crown
5. 4402 Golf Club Lane Trim vines from Bay window in front, along eaves and on bay window roof
6. 4427 Golf Club Lane Remedy discolored driveway and repair tree root uplift on right corner
7. 4431 Golf Club Lane Remedy discolored house
8. 13328 Golf Crest Cir. Remedy discolored house at upper metal roof drip line just underneath shingle all along the front
9. 13328 Golf Crest Cir. Remedy discolored driveway
10. 13346 Golf Crest Cir. Remedy discolored Driveway
11. 13349 Golf Crest Cir. Remedy discolored Driveway
12. 13349 Golf Crest Cir. Replace missing flagstone on chimney and remedy discoloration on chimney crown
13. 4206 Golf Point Ct. Cease parking vehicles on grass
14. 14501 Nettle Creek Rd. Remedy discolored chimney housing and crown
15. 14528 Nettle Creek Rd. Remedy discolored mailbox and/or mailbox
16. 14528 Nettle Creek Rd. Remedy discolored house
17. 14528 Nettle Creek Rd. Remedy discolored fencing concealing trash containers
18. 4306 Oakhurst Terrace Remedy discolored house at front knee wall and top coping and repair concrete block wall at corner of house
19. 14616 Village Glen Cir. Replace rotten wood at upstairs window above garage.
20. 14616 Village Glen Cir. Remedy discolored chimney and crown
21. 14659 Village Glen Cir. Underperforming lawn-rejuvenate lawn by altering nutrition or other management practices, or replace with grass and plant material suited to site conditions following HOA adopted FL friendly guidelines
22. 14659 Village Glen Cir. Remedy discolored driveway
23. 14659 Village Glen Cir. Remedy discolored house
24. 14683 Village Glen Cir. Replace rotten railroad ties in front yard at main entrance
25. 14683 Village Glen Cir. Remedy discolored sidewalk and/or walkways
26. 14683 Village Glen Cir. Remedy discolored driveway
27. 14683 Village Glen Cir. Trim palms in front and or remove dead palm fronds
28. 13014 Whisper Sound Dr. Remove pavement weeds
29. 13015 Whisper Sound Dr. Remove pavement weeds
30. 13015 Whisper Sound Dr. Remedy discolored house at half wall by side garage door
31. 13024 Whisper Sound Dr. Remedy discolored fencing/repair rotten wood
32. 13024 Whisper Sound Dr. Remedy discolored chimney crown
33. 4201 Winding Willow Dr. Remedy discolored fencing
34. 4202 Winding Willow Dr. Remedy discolored chimney housing and crown

Jennifer Grebenschikoff made a motion to levy a fine of \$100.00 per day not to exceed \$1000.00 against the owner and the property for violations 1-34. The motion was seconded by Susan Baxter Gibson.

All in favor, motion passed.

H. Improving Board Effectiveness Initiative – Dick Woltman gave the report.



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- V. ITEMS OF INFORMTION:** Reports provided by committees were included in the meeting packet.
- VI. NEXT BOARD MEETING:** The next regular Board meeting is scheduled for Monday, August 30, 2021 at 6:00pm via Zoom Video Conferencing.
- VII. ADJOURNMENT:**
There being no further business to come before the Board, a motion was made by Jennifer Grebenschikoff to adjourn. The motion was seconded by Susan Baxter Gibson. The meeting adjourned at 7:19 p.m.

Respectfully submitted,
Tracy Preston, For the Secretary

These minutes were approved unanimously at the August 30, 2021 Board meeting on a MOTION made by _____ first and _____ second.

Minutes of June 28, 2021 approved _____
Diana Rao, Secretary