



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
MEETING MINUTES
August 30 2021**

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

President Richard 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

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

Directors Absent

Callen Sapien

Guests

Janet MacNealy, GPI
Chris Cernosek, GPI
Laura Salgado, GPI
Sandra Leppert, Golf Crest
Steve Shirley, Northampton
John Spencer, Country Club Village

II. APPROVE MINUTES OF PRIOR MEETING:

A motion was made by Susan Baxter Gibson to approve the June 28, 2021 Meeting Minutes with no corrections. The motion was seconded by Jennifer Grebenschikoff. **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 approved light fixtures
2. Steve Shirley, 3908 Northampton Way – presented concerns regarding remediation at Cypress
3. John Spencer, 14519 Nettle Creek Rd – presented fining appeal

IV. ITEMS FOR CONSIDERATION/DECISION:

A. Financial update – Susan Baxter Gibson gave the report.

B. Nominating Committee – Jennifer Grebenschikoff made a motion to maintain the current slate of officers through to the 2022 Annual Meeting. The motion was seconded by Kristine Glein. **All in favor, motion passed.**

Officers stand as follows:

President – Richard Woltmann
Vice President – Jennifer Grebenschikoff
Treasurer – Susan Baxter Gibson
Secretary – Diana Rao

C. Insurance and FHP update – Janet MacNealy gave the report.

D. VISTA Gardens Irrigation Proposal – Jennifer Grebenschikoff gave the report. Jennifer made a motion to approve the Phase 1 share of \$922.20 for the berm irrigation repair at VISTA Gardens. The motion was seconded by Kristine Glein. **All in favor, motion passed.**

E. Landscaping and Lighting – Diana Rao gave the report. Use of funds for Gypsum shrub bed soil treatment program is not applicable at this time.

F. Carrollwood Village Run Cleanup – Scott Nelson gave the report.

G. Leadership and Outreach Council – Kristine Glein gave the report.

H. Variance Discussion – Jennifer Grebenschikoff gave the report. Jennifer made a motion to approve the homeowner variance for the property at 4021 Carrollwood Village Drive to allow a 37ft setback on one corner of the pool area. The motion was seconded by Diana Rao. **All in favor, motion passed.**



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- I. Fining Discussion** – Chris Cernosek gave the report. Jennifer Grebenschikoff made a motion to waive the fine levied on the discolored driveway at 14519 Nettle Creek Road. The motion was seconded by Diana Rao. **All in favor, motion passed.** Jennifer Grebenschikoff made a motion to waive the fine levied at 14683 Village Glen Circle due to the timing of the purchase and violation notifications. The motion was seconded by Susan Baxter Gibson. **All in favor, motion passed.**
- J. Rejected Fines Discussion** – Chris Cernosek gave the report. Jennifer Grebenschikoff made a motion to levy the fine for the discolored house on 14528 Nettle Creek Road at a rate of \$100.00 per day, not to exceed \$1000.00. The motion was seconded by Bruce Landis. **All in favor, the motion passed.** Jennifer Grebenschikoff made a motion to levy the fine for the discolored chimney at 4202 Winding Willow Drive at a rate of \$100.00 per day, not to exceed \$1000.00. The motion was seconded by Stacey Caporicci. **All in favor, motion passed.**
- K. Discuss Levying of Fines of \$100 per day up to \$1000 per violation** – Chris Cernosek gave the report.

1.	13901 – A Bardmoor Pl.	Remedy discolored house
2.	13901 – A Bardmoor Pl.	Weed landscape beds
3.	13901 – B Bardmoor Pl.	Remedy discolored fence
4.	13901 – B Bardmoor Pl.	Remedy discolored house
5.	4011 Carrollwood Village Dr.	Remedy discolored house
6.	4022 Carrollwood Village Dr.	Remedy discolored fence
7.	4114 Carrollwood Village Dr.	Remedy discolored house
8.	4401 Carrollwood Village Dr.	Remedy discolored fence
9.	4401 Carrollwood Village Dr.	Remedy discolored house
10.	4401 Carrollwood Village Dr.	Remedy discolored boundary wall on N. side of house
11.	4414 Carrollwood Village Dr.	Lawn maintenance
12.	4414 Carrollwood Village Dr.	Remedy discolored mailbox and/or post
13.	4414 Carrollwood Village Dr.	Trim palm tree fronds
14.	4414 Carrollwood Village Dr.	Remove dead palm trunk
15.	14509 Clifty Ct.	Remedy cracked and broken driveway
16.	4241 Forester Ln.	Rotten wood on fascia
17.	4410 Golf Club Ln.	Remove pavement weeds
18.	4432 Golf Club Ln.	Unapproved paint color
19.	13907 Hayward Pl.	Remedy discolored house
20.	4402 Meadow Wood Way	Lawn maintenance
21.	4402 Meadow Wood Way	Remedy discolored house
22.	14511 Nettle Creek Rd.	Remedy discolored fence
23.	14511 Nettle Creek Rd.	Remedy discolored house
24.	14511 Nettle Creek Rd.	Trim palm and remove fronds
25.	4306 Oakhurst Terr.	Remedy discolored house
26.	12607 Stillwater Terr. Dr.	Remedy discolored house
27.	13015 Whisper Bay Pl.	Remedy discolored house

Jennifer Grebenschikoff made a motion to levy a fine of \$100.00 per day, not to exceed \$1000.00, against the owner and property for violations 1-16 and 19-27 as listed, and revisit items 17 & 18 after additional investigation. The motion was seconded by Lindsey Fowkes. **All in favor, motion passed.**



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- V. **ITEMS OF INFORMATION:** Reports provided by committees were included in the meeting packet.
- VI. **NEXT BOARD MEETING:** The next regular Board meeting is scheduled for Monday, September 27, 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 Richard Woltmann to adjourn. The motion was seconded by Susan Baxter Gibson. The meeting adjourned at 7:19 p.m.

Respectfully submitted,
Laura Salgado, For the Secretary

These minutes were approved unanimously at the September 27, 2021 Board meeting on a MOTION made by _____ first and _____ second.

Minutes approved on September 27, 2021 _____
Diana Rao, Secretary