



**CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY
MEETING MINUTES
September 27 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
Mark Schneider, Winding Willow

II. APPROVE MINUTES OF PRIOR MEETING:

A motion was made by Susan Baxter Gibson to approve the August 30, 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 – provided update on lighting

IV. ITEMS FOR CONSIDERATION/DECISION:

- A. Financial Update** – Susan Baxter Gibson gave the report.
B. Reserve Study – Susan Baxter Gibson gave the report.
C. Budget Information – Susan Baxter Gibson gave the report.
D. Relocation of the Clock – Diana Rao gave the report. Scott Nelson made a motion to move the clock from its current location to the front entrance per proposed plan. The motion was seconded by Diana Rao. **All in favor, motion passed.**
E. Discuss/Approve Collection Policy – Chris Cernosek gave the report. Jennifer Grebenschikoff made a motion to accept the collection policy as written and recommended by Amanda Uliano of GBMM. The motion was seconded by Diana Rao. **All in favor, motion passed.**
F. Insurance Update – Janet MacNealy gave the report.
G. Website Redesign Proposal – Lindsey Fowkes gave the report. Jennifer Grebenschikoff made a motion to pay the Phase I share of \$3600.13 for Core Interactive proposal #21102-01 (dated 9/22/21) to redesign the community website. The motion was seconded by Bruce Landis. **All in favor, motion passed.**



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H. Discuss Levying of Fines of \$100 per day up to \$1000 per violation – Chris Cernosek gave the report.

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| 1. | 4432 Golf Club Ln. | Unapproved paint color |
| 2. | 13323 Golf Crest Cir. | Replace rotten wood on gable above garage |
| 3. | 13301 Meadowwood Ct. | Remedy discolored house |
| 4. | 14519 Nettle Creek Rd. | Remedy discolored house |
| 5. | 14528 Nettle Creek Rd. | Remedy discolored house |
| 6. | 13033 Whisper Sound Dr. | Remedy discolored house |
| 7. | 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 property for violations 1-7 as listed. The motion was seconded by Lindsey Fowkes. **All in favor, motion passed.**

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, October 25, 2021 at 6:00 p.m. via Zoom Video Conferencing. This meeting will include the adoption of the 2022 Budget.

VII. ADJOURNMENT:

There being no further business to come before the Board, a motion was made by Kristine Glein to adjourn. The motion was seconded by Susan Baxter Gibson. The meeting adjourned at 7:13 p.m.

Respectfully submitted,
Laura Salgado, for the Secretary

These minutes were approved unanimously at the October 25, 2021 Board meeting on a MOTION

made by _____ first and _____ second.

Minutes approved on October 25, 2021 _____
Diana Rao, Secretary