



**CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MONTHLY  
AND**

**ARCHITECTURAL REVIEW COMMITTEES MEETING**

**DATE:** TUESDAY, April 30, 2024

**TIME:** 7:00 P.M.

**PLACE:** The Carrollwood Cultural Center, 4537 Lowell Rd., Carrollwood Village Room

**MINUTES**

**I. CALL TO ORDER**

Adrian Madhosingh, President, called The Carrollwood Village Phase II Board of Directors Meeting and Architectural Review Committee Meeting to order at 7:04 PM on April 30, 2024, at The Carrollwood Cultural Center.

**II. ROLL CALL**

**Directors Present:**

Adrian Madhosingh  
Bobby Kilgore  
Bonnie French  
Paul Klubek  
Bill Demare  
Diane Griesenbeck  
Sharon Danaher  
Jerry Campbell

**Directors Absent:**

John King

**Staff Present:**

Dawn Archambault, CAM  
Rachel Wilton, Transcriptionist

**Guests Present:**

Coleen Ritari  
Ann Baiocchi  
Bob French  
Jan & Jeff Bloom

It was noted that the meeting was properly noticed as required by the Florida statutes.

**III. APPROVAL OF MINUTES – March 26, 2024 Meeting Minutes**

Adrian Madhosingh made a motion to approve the March 26, 2024, Meeting Minutes as presented. Sharon Danaher seconded the motion. **All in favor, motion passed.**

**IV. PRESENTATIONS:**

Jeff Bloom: Owner reports issues with landscaping. Dawn Archambault will notify Alexander's Property Maintenance of the areas that need attention.

V. UNFINISHED BUSINESS:

- A. Avista Annual Meeting
- B. Signage
  - Tabled.

VI. NEW BUSINESS:

- A. Alexander's Property Maintenance Introduction
  - James, Gary, and Hunter from Alexander's introduced themselves and discussed landscape expectations with the Board.
  - Alexander's Property Maintenance will be the Phase II landscapers effective May 1<sup>st</sup>.
- B. Organization of the Board
  - Adrian Madhosingh is resigning from the Board, effective immediately.
  - Bobby Kilgore made a motion to appoint Paul Klubek as President, Jerry Campbell as Vice President, Bill Demare as Treasurer, and Sharon Danaher as Secretary. Jerry Campbell seconded the motion. **All in favor, motion passed.**
  - Bill Demare made a motion to add Jerry Campbell as a 3<sup>rd</sup> check signer. Bobby Kilgore seconded the motion. **All in favor, motion passed.**
- C. Street Signage Proposals
  - Tabled.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

- A. Financial Update
  - Bill Demare gave the report and requested that Dawn Archambault provide YTD expenditure information to the Board.
  - Jerry Campbell questioned Bill Demare on the annual budget for lighting. The Treasurer responded appropriately.
- B. Items of information
  - Attached
- C. Architectural Review Committee
  - 1) 13562 Avista – Patio Enclosure – Approved
  - 2) 13505 Clubside – BB Hoop – Approved
  - 3) 13505 Clubside – Trellis - Approved
  - 4) 5024 Paloma – Gable Paint – Pending
  - 5) 13910 Wellesford – Roof – Approved
  - Paul Klubek made a motion to approve the ARC applications above, except for 5024 Paloma. Jerry Campbell seconded the motion. **All in favor, motion passed.**
- D. Refer Violations to Attorney
  - None

IX. **NEXT MEETING:**


The next meeting of the Phase II Board will be held on May 29, 2024, at 7:00 p.m.

X. **ADJOURNMENT:**

There being no further business to come upon the board, Jerry Campbell made a motion that was seconded by Diane Griesenbeck to adjourn the meeting at 8:28 PM. **All in favor, motion passed.**

Respectfully Submitted,  
Rachel Wilton, For the Secretary

These minutes were approved on 31/05/2024.

  
Paul Klubek (May 31, 2024 18:35 EDT)

\_\_\_\_\_  
Signed Name

Paul Klubek

\_\_\_\_\_  
Printed Name


# April 30, 2024 Meeting Minutes


Final Audit Report


2024-05-31


Created:	2024-05-29
By:	Dawn Archambault (darchambault@greenacre.com)
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