



CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS MONTHLY
AND**

ARCHITECTURAL REVIEW COMMITTEES MEETING

DATE: TUESDAY, June 25, 2024

TIME: 7:00 P.M.

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

MINUTES

I. CALL TO ORDER

Paul Klubek, President, called The Carrollwood Village Phase II Board of Directors Meeting and Architectural Review Committee Meeting to order at 7:00 PM on June 25, 2024, at The Carrollwood Cultural Center.

II. ROLL CALL

Directors Present:

Paul Klubek
Bill Demare
John King
Diane Griesenbeck
Bonnie French

Directors Absent:

Bobby Kilgore
Jerry Campbell

Staff Present:

Dawn Archambault, CAM
Rachel Wilton, Transcriptionist

Guests Present:

John Newton Adrienne Hutelmyer
Presideu Pena Doug Zaragoza
Coleen Ritari Bob French
Greg Graham

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

III. APPROVAL OF MINUTES – May 28, 2024, Meeting Minutes

Paul Klubek made a motion to approve the May 28, 2024, Meeting Minutes as amended. John King seconded the motion. **All in favor, motion passed.**

IV. PRESENTATIONS

V. UNFINISHED BUSINESS:

A. Signage

- There have been recurring complaints that non Carrollwood Village residents are utilizing the courts.

- Dawn Archambault will include homeowner complaints within the monthly management report so the Board can address any issues.
- B. Board Appointment
 - Paul Klubek made a motion to appoint Coleen Ritari to the Board of Directors. Diane Griesenbeck seconded the motion. **All in favor, motion passed.**
 - Dawn Archambault will send a mailing to Pepperell owners canvassing for an additional Board representative from that subdivision.

VI. NEW BUSINESS:

- A. Scott Tankel-Fining Process and 2024 Statutory Changes
 - Scott Tankel presented the fining process and 2024 statutory changes, as well as answered Board questions.
- B. Alexanders Property Maintenance Estimates
 - Paul Klubek made a motion to approve Alexanders Property Maintenance Estimate #5376, to be paid from the reserves. Coleen Ritari seconded the motion. **All in favor, motion passed.**
 - Paul Klubek made a motion to ratify the approval of Alexanders Property Maintenance Estimate #5429. Diane Griesenbeck seconded the motion. **All in favor, motion passed.**
- C. Landscape Updates-Status of Drive Through, Outstanding Issues, Updates
 - Dawn Archambault & Jerry Campbell did a property drive with Alexanders Property Maintenance to address any outstanding landscape issues. Any recommended repair estimates were provided to the Board.
- D. Ponds-Solitude maintenance updates
 - Paul Klubek made a motion to send a certified letter to Solitude Lake Management including expectations from service, along with the contract and addendum. John King seconded the motion. **All in favor, motion passed.**
- E. Vantaca-Review of meeting with Ryan Greenacre
 - Paul Klubek made a motion for Greenacre Properties to continue to make improvements in Vantaca so the ARC process complies with the association covenants. John King seconded the motion. **All in favor, motion passed.**

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

- A. Financial Update
 - The May financials were not given to the Board in time for their Board meeting on June 25.
- B. Items of information
 - Attached
- C. Architectural Review Committee
 - 1) 14805 Farnham Way – Gates
 - 2) 14001 Middle Park Drive – Tree Removal and/or Replacement
 - 3) 13901 Village Lake Pl: Roof, Skylights, Gutters
 - Paul Klubek made a motion to approve all the ARC applications above. Diane Griesenbeck 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 July 30, 2024, at 6:00 p.m.

X. **ADJOURNMENT:**

There being no further business to come upon the board, Paul Klubek made a motion that was seconded by John King to adjourn the meeting at 8:48 PM. **All in favor, motion passed.**

Respectfully Submitted,
Rachel Wilton, For the Secretary

These minutes were approved on 30/07/2024.


Coleen Ritari (Jul 31, 2024 20:15 EDT)

Signed Name

Coleen Ritari

Printed Name






Agenda/July 25, 1995

Final Audit Report

2024-08-01

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