



CARROLLWOOD VILLAGE PHASE II HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MONTHLY
AND

ARCHITECTURAL REVIEW COMMITTEES MEETING DATE: September
24, 2024

TIME: 6:00 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 6:02 PM on September 24, 2024, at The Carrollwood Cultural Center.

II. ROLL CALL

Directors Present:

Paul Klubek
Bill DeMare
Diane Griesenbeck
Bonnie French
Coleen Ritari
Bobby Kilgore
Jerry Campbell

Directors Absent:

John King

Staff Present:

Dawn Archambault, CAM
Janet MacNealy, PCAM

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

III. APPROVAL OF MINUTES

Paul Klubek made a motion to approve the August 27, 2024. Diane Griesenbeck seconded the motion. **All in favor, motion passed.**

IV. PRESENTATIONS: HOMEOWNER OPEN FORUM (Maximum Three Minutes)

The Board took homeowner questions and comments.

V. UNFINISHED BUSINESS:

- a. No Parking Cars Will Be Towed Signs - Tabled

VI. NEW BUSINESS:

- a. Landscape Updates- Status of Drive Through, Outstanding Issues, Updates-
 - i. CAM is meeting with Alexander's on September 27, 2024.
- b. Alexanders Property Maintenance Proposals Phase II
 - i. Bill Demare made a motion to approve Alexander's estimate 5686 for

\$1000 from operating behind 14001 Meadow Point to remove 1 tree and remove vines out of 2 other trees and remove dead palm fronds. Diane Griesenbeck seconded the motion. All in favor, the motion passed.

- c. Cross Creek Environmental Contract and Ponds Update – Jerry Campbell provided the report that the vendor had been out 4 times and pond #2 has improved.
- d. Foreclosure Authorizations
 - i. Bill Demare made a motion to authorize the Attorney to file foreclosure on account 207924007. Bobby Kilgore Seconded the motion. All in favor, the motion passed.
 - ii. Bill Demare made a motion to authorize the Attorney to file foreclosure on account 2079240015. Bobby Kilgore Seconded the motion. All in favor, the motion passed.
 - iii. Bill Demare made a motion to authorize the Attorney to file foreclosure on account 2079240005. Bobby Kilgore Seconded the motion. All in favor, the motion passed.
 - iv. Bill Demare made a motion to authorize the Attorney to file foreclosure on account 2079240006. Bobby Kilgore Seconded the motion. All in favor, the motion passed.
 - v. Bill Demare made a motion to authorize the Attorney to file foreclosure on account 20792440017. Bobby Kilgore Seconded the motion. All in favor, the motion passed.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

- A. Financial Update- Bill DeMare gave the report.
- B. Items of information list provided to the Board.
- C. Architectural Review Committee
 - 1) 4301 Northpark Drive – Windows/Doors, Exterior Paint and Creation of New Window - Approved
 - 2) 13618 Clubside Drive – Fence or Wall and Gate – Approved
 - 3) 13617 Clubside Drive – Roof Repair – Approved
 - 4) 13906 Village Lake Place – Roof – ARC not submitted

Bobby Kilgore made a motion to approve architectural requests 1-3 and table number 4 pending receipt of ARC application. . Bill DeMare seconded the motion. **All in favor, motion passed.**

- D. Refer Violations to Attorney – Tabled pending review of the violation list and process with the manager and management team.

VIII. NEXT MEETING:

The next meeting of Phase II Board will be held on October 29, 2024, at 6:00 PM.

IX. ADJOURNMENT:

There being no further business to come upon the board, Bobby Kilgore made a motion that was seconded by Paul Klubek to adjourn the meeting at 7:26 PM. All in favor, motion passed.

Respectfully submitted for the Secretary

These minutes were approved on 10/29/24.

Coleen S. Ritari
Signed Name

Coleen S. Ritari
Printed Name