



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

ARCHITECTURAL REVIEW COMMITTEES MEETING DATE:

October 29, 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 October 29, 2024, at The Carrollwood Cultural Center.

II. ROLL CALL

Directors Present:

Paul Klubek
Jerry Campbell
Diane Griesenbeck
Coleen Ritari
Bobby Kilgore

Directors Absent:

John King
Bill DeMare
Bonnie French

Staff Present:

Samantha Morfa, CAM

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 September 24, 2024. Jerry Campbell seconded the motion. **All in favor, motion carried.**

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

Cars are still parking on the grass at John Mallory Park. Contacted the tow company that services Village Towers to inquire about entering into a contract with them to try preventing additional damage to the park and cost to the homeowners. This is to be approved at next month's meeting.

VI. NEW BUSINESS:

a. Retired Board Member Recognition

Bill DeMare retired from the Board after 13 years of service.

Action: Samantha Morfa will obtain a price for a park bench to be installed in Bill DeMare's name.

b. Treasurer Position

There are several positions open including the Treasurer position. Jerry Campbell suggested a nominating committee to help solicit board members. Homeowners

suggested reaching out via a newsletter and also at the upcoming annual meeting.

c. Hurricane Clean Up

Alexander has been contracted to continue clean-up from Hurricane Milton. Phase II has spent approximately \$35,000 so far for both hurricanes Helene and Milton with several trees that still need to be removed.

VII. REPORTS FROM MANAGEMENT AND COMMITTEES:

a. Financial Update

The Board has a few changes to make to the 2025 budget but plan to have it completed by the November meeting.

b. Items of information list provided to the Board.

c. Architectural Review Committee

- 1) 13906 Village Lake Place – Tabled last meeting due to No formal ARC submitted at last meeting. Coleen approved on 9/30/24 for a new roof.
- 2) 14811 Clarendon Drive – Replacement of Cypress Fence
- 3) 14802 Hadley Way –

Coleen Ritari made a motion to on waive the need for an ARC for in-kind replacements with a 60 day sunset provision from the hurricane. Jerry Campbell seconded the motion. **All in favor, motion carried.**

Coleen Ritari made a motion to approve architectural requests. Jerry Campbell seconded the motion. **All in favor, motion passed.**

d. Refer Violations to Attorney

No Violations to escalate to the attorney

VIII. NEXT MEETING:

The next meeting of Phase II Board will be held on November 12, 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 7:11 PM. **All in favor, motion carried.**

Respectfully submitted for the Secretary

These minutes were approved on 11/12/24.

Coleen S. Ritari
Signed Name

Coleen S. Ritari
Printed Name