

**NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS SPECIAL MEETING
APRIL 24, 2017**

**NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT AGENDA
APRIL 24, 2017 at 6:30 p.m.**

Northwood Clubhouse located at 27248 Big Sur Drive
Wesley Chapel, Florida 33544

District Board of Supervisors	Chairman Vice Chair Supervisor Supervisor Supervisor	Andy Mendenhall Karen Uhlig Mimieaux Kilpatrick Brian Quigley Barbara Cruz
District Manager	Meritus	Brian Lamb Debby Hukill
Property Manager	Northwood On-Site Manager	Josue Marquez
District Attorney	Straley & Robin, P.A.	John Vericker
District Engineer	Stantec, Inc.	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the fourth section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis.

The fifth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Northwood Community Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Monday, April 24, 2017 at 6:30 p.m.** at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida, 33544. The agenda is included below.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

4. BUSINESS ITEMS

- A. Discussion with LMP – Sam Tillis
 - i. Discussion on Roundabout Proposal Tab 01
 - ii. Discussion on Annual Flowers Install
- B. Discussion on Wall Repair Proposal..... Tab 02
- C. Discussion on Proposal for Community Painting Tab 03
- D. General Matters of the District

5. SUPERVISOR REQUESTS

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

10. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Debby Hukill
District Manager



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 120 ♦ Tampa, Florida 33607 ♦
(813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Debby Hukill
Date: April 17, 2017
Re: Round-a-bout Proposals and Annuals

The account manager, Sam Tillis from LMP will be attending the meeting on Monday to discuss the install of the annuals and the round-a-bout proposals. I went ahead and put all the proposals for the round-a-bout in the meeting book. Sam did say he can only give a 6-month warranty on the palms for the round-a-bouts. Whichever proposal the board would like to go with we will make sure the rocks are glued down. The ekoflo glue is \$1250.00 for both round-a-bouts.

Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	3/6/2017
Estimate #	37580
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	2-3' Boulders-6	1	600.00	600.00
Enhancements	4 yards of backfill	1	120.00	120.00
Enhancements	6 yards of River rock	1	1,909.96	1,909.96
Enhancements	roll weed matting and staples	1	150.00	150.00
Enhancements	Crape Myrtles	2	712.50	1,425.00
Other	Ekoflo Glue	1	1,250.00	1,250.00

TERMS AND CONDITIONS:	TOTAL	\$5,454.96
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

CLAR



Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	3/3/2017
Estimate #	33566
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	2-3' Boulders-6	1	600.00	600.00
Enhancements	4 yards of backfill	1	120.00	120.00
Enhancements	6 yards of River rock	1	1,909.96	1,909.96
Enhancements	roll weed matting and staples	1	150.00	150.00
Enhancements	Sylvestor Palm	2	4,050.00	8,100.00
Other	Ekoflo Glue	1	1,250.00	1,250.00

TERMS AND CONDITIONS:	TOTAL	\$12,129.96
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OWNER / AGENT

Sylvestey



Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	3/6/2017
Estimate #	37577
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	2-3' Boulders-6	1	600.00	600.00
Enhancements	4 yards of backfill	1	120.00	120.00
Enhancements	6 yards of River rock	1	1,909.96	1,909.96
Enhancements	roll weed matting and staples	1	150.00	150.00
Enhancements	Washingtonia	2	450.00	900.00
Other	Ekoflo Glue	1	1,250.00	1,250.00

TOTAL	\$4,929.96
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TERMS AND CONDITIONS:

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OWNER / AGENT

Washingtonian



Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	3/6/2017
Estimate #	37578
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	2-3' Boulders-6	1	600.00	600.00
Enhancements	4 yards of backfill	1	120.00	120.00
Enhancements	6 yards of River rock	1	1,909.96	1,909.96
Enhancements	roll weed matting and staples	1	150.00	150.00
Enhancements	Royal Palm	2	1,000.00	2,000.00
Other	Ekoflo Glue	1	1,250.00	1,250.00

TERMS AND CONDITIONS:	TOTAL	\$6,029.96
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OWNER / AGENT

Royal Palm



Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	3/6/2017
Estimate #	37579
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	2-3' Boulders-6	1	600.00	600.00
Enhancements	4 yards of backfill	1	120.00	120.00
Enhancements	6 yards of River rock	1	1,909.96	1,909.96
Enhancements	roll weed matting and staples	1	150.00	150.00
Enhancements	Queen Palm	2	322.50	645.00
Other	Ekoflo Glue	1	1,250.00	1,250.00

TERMS AND CONDITIONS:	TOTAL	\$4,674.96
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OWNER / AGENT

Queen



Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	4/10/2017
Estimate #	38316
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Center Round About-by the clubhouse			
Annuals & Soil Enhancements	2 yards of fill dirt	2	45.80	91.60
Enhancements	Weed cloth 3x50	1	40.39	40.39
Enhancements	3 yards of River Rock 3/4"	1	762.38	762.38
Enhancements	7 gal Silver Century Plant	1	75.00	75.00
Enhancements	3 gal Dwarf Bouganvilla Purple	10	16.25	162.50
Enhancements	2-3 ft Boulders	3	106.98	320.94
Other	Water Tanker -this will need watered everyday until established or rainy season comes up to June	1	2,000.00	2,000.00
	Center Round About-closest to 56			
Annuals & Soil Enhancements	2 yards of fill dirt	2	45.80	91.60
Enhancements	Weed cloth 3x50	1	40.39	40.39
Enhancements	3 yards of River Rock 3/4"	1	762.38	762.38
Enhancements	7 gal Silver Century Plant	1	75.00	75.00
Enhancements	3 gal Dwarf Bouganvilla Purple	10	16.25	162.50
Enhancements	2-3 ft Boulders	3	106.98	320.94
Other	Water Tanker -this will need watered everyday until established or rainy season comes up to June	1	2,000.00	2,000.00

TOTAL	\$6,905.62
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TERMS AND CONDITIONS:

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OWNER / AGENT



Estimate

Submitted To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Date	4/10/2017
Estimate #	38313
LMP REPRESENTATIVE	
STI	
PO #	
Work Order #	

Northwood CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Center Round About-by the clubhouse			
Annuals & Soil Enhancements	2 yards of fill dirt	2	45.80	91.60
Enhancements	Weed cloth 3x50	1	40.39	40.39
Enhancements	3 yards of River Rock 3/4"	1	762.38	762.38
Enhancements	3 gal Blue Plumbago	5	11.25	56.25
Enhancements	3 gal Dwarf Bouganvilla Purple	10	16.25	162.50
Enhancements	2-3 ft Boulders	3	106.98	320.94
Other	Water Tanker -this will need watered everyday until established or rainy season comes up to June	1	2,000.00	2,000.00
	Center Round About-closest to 56			
Annuals & Soil Enhancements	2 yards of fill dirt	2	45.80	91.60
Enhancements	Weed cloth 3x50	1	40.39	40.39
Enhancements	3 yards of River Rock 3/4"	1	762.38	762.38
Enhancements	3 gal Blue Plumbago	5	11.25	56.25
Enhancements	3 gal Dwarf Bouganvilla Purple	10	16.25	162.50
Enhancements	2-3 ft Boulders	3	106.98	320.94
Other	Water Tanker -this will need watered everyday until established or rainy season comes up to June	1	2,000.00	2,000.00

TERMS AND CONDITIONS:

TOTAL	\$6,868.12
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OWNER / AGENT





Mott's

Contracting Services, Inc.

LICENSED BUILDING CONTRACTOR

Proposal
4-14-17

Northwood Community
Attn Tonja Stewart

Block wall repair:

Demo the current damaged block wall and prep for new concrete block install.

Install new block, rebar and pour the cells and header as needed

Stucco application to the exterior of the wall and create the new stucco cap and band. Band will be vinyl material so not to rust in the future

We will haul off all removed materials as needed from the repairs

Once the stucco has cured for a period of 48-72 hours with no rain we will apply a coat of hot primer and 2 coats of paint to match the current finishes.

All labor and materials are included in the pricing

Total \$5,800.00

Overhead and Profit:

There will be a 20% overhead and Profit markup attached to the total price of each item of this proposal. As Mott's Contracting Services is the Building Contractor and will be hiring, scheduling, coordinating and processing payments for all Labor, Merchant Supplies, General Liability Insurance, Workers Compensation Insurance and will be ultimately responsible for completion of the project and Homeowner satisfaction. All line item prices above are discounted trade pricing. When considering the line items above and below for the proposed repairs, don't forget to add this amount to the total.

Total \$1,160.00

Total project pricing: \$6,960.00

Six Thousand Nine Hundred Sixty and 00/100 Dollars

Stuart Alfonso
President
Mott's Contracting Services INC
CBC1252732



1175 Gould Street • Clearwater, Florida 33756 • (727) 442-5062 • Fax (727) 441-2831
Toll Free 1-800-673-0025

April 17, 2017

Debbie Hukill
Meritus and Associates
2005 Pan Am Circle Suite 120
Tampa, Florida 33607

Project: EXTERIOR PAINTING NORTHWOODS CDD PERIMETER WALL

The preparation and painting of the exterior perimeter wall located along Northwood Palms Boulevard in Wesley Chapel, Florida as outlined in the Scope of Work below:

Scope of Work:

1. Pressure clean, prep and paint exterior stucco walls by applying one (1) coat Sherwin Williams Loxon Conditioner A24 Series Clear and one (1) coat Sherwin Williams Exterior Super Paint Satin A89 Series.
2. Option to use Sherwin Williams Exterior Resilience Coating K43 Series to get an extra 2 years warranty.
3. Prep and paint wall cap to prevent water intrusion by applying one (1) coat Sherwin Williams Loxon Conditioner A24 Series Clear, one (1) coat Sherwin Williams Sher-Crete Flexible Concrete Waterproofer A5 Series, and one (1) finish coat Sherwin Williams Exterior Super Paint Satin A89 Series.
4. Prep and paint doors by spot priming using Sherwin Williams Kem Kromik Universal Primer B50 Series and apply one (1) coat Sherwin Williams Shercryl Semi-Gloss HPA.
5. Rusting corner bead will be removed and replaced as deemed necessary and areas where slight rust is apparent will be sanded down to a metal finish and Sherwin William 2 component encapsulon will be applied before the finish coat of paint.

www.munyanpainting.com

- 6. A yearly inspection will be done at no charge by myself to determine if any additional work would be needed on corner beads or other non warranted items. If anything is found we would upon approval of the Association would complete any work necessary.
- 7. EXCLUSIONS: Metal Railings, signage, anything not mentioned above.
- 8. NOTE: Water tanks will be used and we will re-imburse the CDD for the amount of water we use from the clubhouse/pool building.

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment complete in accordance with the above-mentioned Scope of Work for the sum of : See Breakdown below

Base Bid: All walls, caps-----	\$ 26,250.00
Option to use Resilience Paints-----	\$ 28,750.00
Replace Corner Bead: App 80 lineal feet-----	\$ 1,200.00
Additional replacement if necessary upon board approval-----	\$ 12.50 per l/f
Column Repairs on EFIS walls-----	\$ 1,200.00
Apply encapsulon on corner beads-----	\$ 720.00
Prep and paint Pool Building and Clubhouse-----	\$ 3,225.00
Prep and paint guard house and monuments signs-----	\$ 3,650.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return and initial which phases you would like done or if you choose the entire project.

Signed _____ . Date _____ .

Sincerely yours,

Billy Jones, Estimator/Project Manager