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9 **Minutes of the Regular Meeting**

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11 The Regular Meeting of the Board of Supervisors for Northwood Community Development District  
12 was held on **Monday, January 14, 2019 at 6:30 p.m.**, at the Northwood Clubhouse located at 27248  
13 Big Sur Drive, Wesley Chapel, Florida 33544.

14 **1. CALL TO ORDER**

15  
16 Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Northwood Community  
17 Development District to order on **Monday, January 14, 2019 at 6:30 p.m.**

18 **Board Members Present and Constituting a Quorum at the onset of the meeting:**

19 Mimi Kilpatrick                      Chair  
20 Brian Quigley                      Vice Chair  
21 Karen Uhlig                      Supervisor  
22 Barbara Cruz                      Supervisor  
23 Angel Medina                      Supervisor

24 **Staff Members Present:**

25 Nicole Hicks                      Meritus  
26 Vivek Babbar                      District Counsel  
27 Josue Marquez                      On-Site Personnel  
28 Paul Woods                      OLM                      *via conference call*  
29 Brian Mortillaro                      LMP  
30 Felix Laporte                      LMP

31 There were five residents present.

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33 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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35 There were no audience questions or comments on agenda items.

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38 **3. VENDOR/STAFF REPORTS**

39 **A. District Counsel**

40 **B. District Engineer**

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43 **4. BUSINESS ITEMS**

44 **A. Discussion with LMP**

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46 Brian Mortillaro with LMP presented the Board with a proposal to fill in some of the empty areas  
47 along the wall. Supervisor Uhlig said she thought they would just do bushes because it would be

48 cheaper. She also asked if the plantings in the proposal would be frost-tolerant, and Mr. Mortillaro  
49 said yes. Mr. Woods asked what types of plants were being suggested. Mr. Mortillaro went over what  
50 would do well in the area. Supervisor Uhlig asked about using wax myrtle trees. Mr. Mortillaro said  
51 they were trying to get rid of those types of trees. Mr. Woods said they don't really produce persistent  
52 color. Supervisor Cruz said this may be a good opportunity to take care of the area once and for all,  
53 and they want color.

54  
55 Supervisor Uhlig asked when they had started keeping track of the types of plants installed. Mr.  
56 Mortillaro said in the summer. Supervisor Cruz asked what happened with this rotation. Mr. Woods  
57 said he would suggest aligning plantings with the nurseries, and February is early for the spring  
58 rotation. The winter rotation should be November through February, and the spring rotation should  
59 start in March. Mr. Woods provided the traditional color schemes and what is available. Supervisor  
60 Cruz said using that schedule, there would be about six weeks left in this rotation, and there are about  
61 40% of the annuals dead. She asked if they should be replaced. Mr. Woods said they should have the  
62 contractor replace them under warranty.

63  
64 Mr. Woods said that in March, they would go with the bouquet look with spring mix, as these handle  
65 the increasing heat. Supervisor Cruz talked about the flowers at a shopping center off of Dale Mabry  
66 in Carrollwood. She asked for Mr. Woods to stop by and take a look. Supervisor Cruz also talked  
67 about zero scape landscaping. Mr. Mortillaro said will bring annual suggestions for next month and  
68 will replace the flowers that failed due to irrigation.

69  
70 Mr. Mortillaro brought up the proposal to remove the three dead pines. The Board discussed the  
71 proposal. Ms. Hicks said they shouldn't wait because they will lose more trees.

72

73

MOTION TO: Remove the three dead pine trees.

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MADE BY: Supervisor Uhlig

75

SECONDED BY: Supervisor Kilpatrick

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DISCUSSION: None further

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RESULT: Called to Vote: Motion FAILED

78

4/1 – Supervisor Cruz opposed.

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#### **B. Discussion on Boulders**

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81  
82 Ms. Hicks gave brief update on what occurred with the boulders and that the CDD received a violation  
83 from the County because the boulders are in violation of the clear zone. Mr. Babbar said that with the  
84 current agreement with the County, the CDD is permitted to do certain landscaping improvements,  
85 but the area belongs to the county. Supervisor Cruz said the County hasn't maintained the area. Mr.  
86 Babbar said adverse possession doesn't apply to government property. Supervisor Kilpatrick said  
87 they do not want to expose the CDD to any liability. She said they should ask the County to provide  
88 the CDD with alternatives to stop speeding and prevent people from damaging the landscaping. Then,  
89 the CDD can move the boulders. Mr. Babbar said if they don't move the boulders, the County can  
90 take away the CDD's right to maintain the area and expose the CDD to liability.

91

92 The Board discussed sending a letter to the County expressing the issues and their concerns. Mr.  
93 Babbar said that his concern with drafting a letter on District Counsel’s letterhead is that it may cause  
94 an escalation in the situation. The Board discussed and agreed that Counsel can write the letter and  
95 send to management for Board approval. Management will use the CDD’s letterhead and send it to  
96 the County.

97  
98 Mr. Babbar said his only other update is that he is monitoring the legislative cycle and will provide  
99 updates as necessary.

100  
101 **C. Acceptance of Financial Report FY Ended September 30, 2018**

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103 Ms. Hicks said it was a clean audit, and the District is in good financial standing. Supervisor  
104 Kilpatrick asked about the depreciation and report of investments.

106	MOTION TO:	Approve the Financial Report for FY Ended September
107		30, 2018.
108	MADE BY:	Supervisor Quigley
109	SECONDED BY:	Supervisor Cruz
110	DISCUSSION:	None further
111	RESULT:	Called to Vote: Motion FAILED
112		5/0 – Motion passed unanimously

113  
114 **D. General Matters of the District**

115  
116 Ms. Hicks provided a possible alternate location of the monument. The Board discussed.

118	MOTION TO:	Approve the alternate location of the monument.
119	MADE BY:	Supervisor Kilpatrick
120	SECONDED BY:	Supervisor Quigley
121	DISCUSSION:	None further
122	RESULT:	Called to Vote: Motion FAILED
123		5/0 – Motion passed unanimously

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127 **5. CONSENT AGENDA**

128 **A. Consideration of Minutes of the Regular Meeting December 10, 2018**

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130 The Board reviewed the minutes and said they had not received payment for the December meeting.  
131 Ms. Hicks said if they do not receive it by the end of the week, to please let her know.

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MOTION TO:	Approve the December 10, 2018 minutes.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures November 2018**

The Board reviewed the O&Ms. Supervisor Kilpatrick asked why the credit card on file for Morgan Air was declined. Mr. Marquez said they had old credit card information on file and it has been taken care of. Supervisor Kilpatrick asked about the invoice for pressure washing.

MOTION TO:	Approve the November 2018 O&Ms.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**C. Review of Financial Statements Month Ending November 30, 2018**

The financials were reviewed and accepted.

**6. MANGAGEMENT REPORTS**

**A. Staff Action Item List**

**B. Field Manager's Report**

**1. Community Inspection Reports**

**i. Asset Inspection**

**ii. Aquatics Report**

**iii. Clubhouse Calendar**

**2. Sheriff's Report**

Supervisor Quigley asked if they are still waiting on Munyan. Mr. Marquez provided an update. Supervisor Medina asked about the basketball hoop. Mr. Marquez provided an update. Supervisor Cruz asked if LMP passed the inspection. Ms. Hicks said yes. Supervisor Uhlig said she would like to request if Deputy Kempin can be there for the requested shifts because he writes violations.

175 **7. SUPERVISOR REQUESTS**

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177 Supervisor Uhlig said would like OLM to be the new landscaping company. Mrs. Hicks said they are  
178 not a maintenance vendor and only do inspections/ratings.

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181 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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183 There were no audience questions or comments.

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186 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 8:41 p.m.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

January 14, 2019

196 \*These minutes were done in summary format.

197

198 \*Each person who decides to appeal any decision made by the Board with respect to any matter considered at  
199 the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,  
200 including the testimony and evidence upon which such appeal is to be based.

201

202 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
203 meeting held on 02-11-19.

204

205 Micki Hobbs  
206 Signature

Mimi Kilpatrick  
Signature

207

208 Nicole Hobbs  
209 Printed Name

Mimi Kilpatrick  
Printed Name

210

211 Title:

- 212  Secretary
- 213  Assistant Secretary

211 Title:

- 212  Chairman
- 213  Vice Chairman

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Recorded by Records Administrator

217

Brittany Gifford  
Signature

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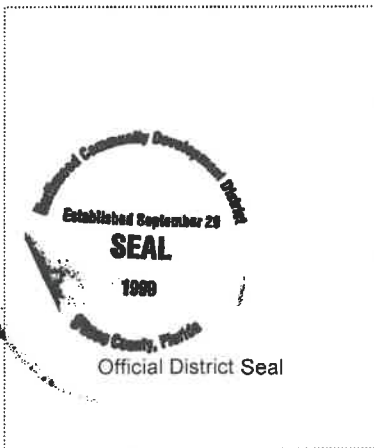
02-14-19  
Date

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