

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

January 29, 2018 Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, January 29, 2018 at 6:30 p.m.**, at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Debby Nussel led the Pledge of Allegiance and called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, January 29, 2018 at 6:34 p.m.**

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

Karen Uhlig	Vice Chairman	<i>Via Conference Call</i>
Mimi Kilpatrick	Supervisor	
Brian Quigley	Supervisor	
Barbara Cruz	Supervisor	

Staff Members Present:

Debby Nussel	Meritus
Josue Marquez	On-Site Personnel
Brian Mortillaro	LMP
Scott Carlson	LMP

There were approximately 3 residents present.

Mrs. Nussel asked the Board to make a motion to allow Supervisor Uhlig to participate and vote by speakerphone.

MOTION TO:	Allow Supervisor Uhlig to participate and vote by speakerphone.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion passed unanimously

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

45
46 **3. VENDOR AND STAFF REPORTS**

47 **A. District Counsel**

48 No District Counsel Report
49

50 **B. District Engineer**

51 No District Engineer Report
52

53 **4. BUSINESS ITEMS**

54 **A. Discussion on LMP Payment and OLM Inspection**

55 Brian Mortillaro from LMP went over the changes LMP has made over the last month. The trees on the
56 on the main Blvd. have been trimmed at no extra cost. LMP sent proposal for stump removals. LMP did
57 receive the approval to remove the dead pines. LMP replaced the dead annuals at the front with annuals
58 with color. LMP did a complete irrigation inspection. LMP has had extra staff onsite to help get caught
59 up. LMP took questions from the Board and residents. The Board asked several questions. What can LMP
60 do to improve? The Board asked LMP to attend more meetings. LMP stated they will be at the next 6
61 months of meetings to touch base with the Board. The Board wanted LMP to follow-up to detail and
62 really make this a place homeowners can be proud of. The Board discussed the trees, annuals, turf at the
63 clubhouse with LMP. The Board did not want to see any carryover from the last inspections. The Board
64 discussed annuals with LMP and when to install. LMP said March or April would be a good time to
65 install the spring annuals. They will have options for the Board at the next meeting.
66

67 *LMP left the meeting*
68

69 The Board discussed the fall/winter annual invoice. Supervisor Kilpatrick wanted the tree replaced at the
70 round-a-bout. The Board wanted to know what LMP is willing to pay since they did a bad job installing
71 the annuals. Supervisor Quigley stated the district should pay for labor only. Mr. Marquez reviewed LMP
72 plans for the next two weeks.
73

74 **B. Discussion on Landscape Maintenance Proposals**

75 **1. Amazing Service Group**

76 **2. Brightview Landscape**

77 **3. Buccaneer Landscape Management**

78 **4. Greenview Landscaping, Inc**

79 **5. Green Expectations Landscaping**

80 **6. Yellowstone Landscape**
81

82 The Board discussed LMP contract and the proposals they received from other vendors. Supervisor
83 Quigley felt they should give LMP three months to make things right and then evaluate. Supervisor
84 Kilpatrick wanted to go month to month. Supervisor Uhlig and Supervisor Cruz agreed with the
85 month to month. The Board decided to go month to month with LMP. The Board wanted to go ahead
86 and talk with other landscape vendors so they would be ready to switch if needed. The Board agreed
87 to have Brightview at the next meeting. The Board discussed the letter from Paul Woods with OLM
88 in regards to the freeze damage
89
90

MOTION TO:	Withhold \$1,900 from the LMP monthly invoice.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

C. General Matters of the District

Supervisor Cruz asked about the off-duty officer and times they are working. Supervisor Cruz is very concerned about the speeding on the main Blvd. during the morning when the school bus is loading kids

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting December 11, 2017

The board reviewed the minutes.

MOTION TO:	Approve Minutes of the Board of Supervisors Meeting December 11, 2017.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures December 2017

The Board reviewed the O&M's. Mrs. Nussel stated the LMP irrigation invoice for \$56.13 will be credited from LMP. Mrs. Nussel stated the irrigation cost repairs is \$45.00 for one person and \$75.00 for two people. Mr. Marquez gave update on cameras. Supervisor Cruz asked about the Decorating Elves invoices and wanted to look at the Christmas light in September.

MOTION TO:	Approve the Operations and Maintenance Expenditures December 2017.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

C. Review of Financial Statements Month Ending December 31, 2017

The board reviewed and accepted the financials.

6. MANGAGEMENT REPORTS

A. Staff Action Item List

B. Field Manager's Report

1. Community Inspection Reports

i. Asset Inspection

ii. LMP Service Communication Reports

iii. Aquatics Report

iv. Clubhouse Calendar

2. Sheriff's Report

Mr. Marquez updated the Board on the pool repairs. Mrs. Nussel updated the Board on the pond aerator and the delay to get it installed. The vendor has been back logged. The Board would like them to attend the next meeting.

7. SUPERVISOR REQUESTS

There was a request for a sidewalk update.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were comments made about kids jumping on utility boxes in community. The Board wanted to get landscape proposal for around utility box at 27136 Big Sur.

9. ADJOURNMENT

MOTION TO:	Adjourn
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*These minutes were done in summary format.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 03-12-2018.

Signature

Printed Name

Title:

☐ Secretary

☐ Assistant Secretary

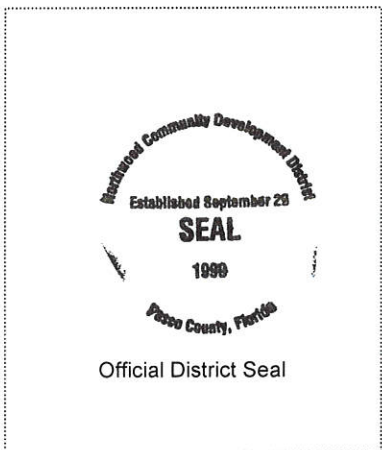
Signature

Printed Name

Title:

☐ Chairman

☐ Vice Chairman



Recorded by Records Administrator

Signature

Date