

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

February 13, 2017 Minutes of the Regular Meeting

February 13, 2017 Minutes of the Board of Supervisors Regular Meeting

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, February 13, 2017 at 6:30 p.m.**, at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

1. PLEDGE OF ALLEGIANCE

Debby Hukill led the Pledge of Allegiance.

2. CALL TO ORDER

Debby Hukill called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, February 13, 2017 at 6:30 p.m.**

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

Andy Mendenhall	Chairman	
Karen Uhlig	Vice Chairman	
Mimi Kilpatrick	Supervisor	
Brian Quigley	Supervisor	
Barbara Cruz	Supervisor	<i>arrived at approximately 7:00 p.m.</i>

Staff Members Present:

Debby Hukill	Meritus
Josue Marquez	On-Site Personnel

There were two audience members present.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments at this time.

4. VENDOR AND STAFF REPORTS

A. District Counsel

i. Update on Meadow Pointe II/Pasco County Sidewalk Issue

Ms. Hukill went over the memo with the Board. The Board asked what would be the one-time cost. The Board discussed this issue. Supervisor Mendenhall said that he spoke with District Counsel about this, and he has concerns about the one-time fee and doesn't think Northwood homeowners should pay for this.

MOTION TO: Not donate the funds but continue to stand behind Meadow Pointe II for support.

MADE BY: Supervisor Mendenhall

SECONDED BY: Supervisor Uhlig

DISCUSSION: Supervisor Kilpatrick would have liked to support Meadow Pointe II and have this issue start somewhere. She said that some type of donation would have been nice to give. The Board would like to have them attend one of their CDD meetings and get more information.

RESULT: Called to Vote: Motion PASSED
3/1 – Supervisor Kilpatrick opposed

B. District Engineer

Ms. Hukill stated that the District Engineer is still waiting on the proposal for the wall.

5. BUSINESS ITEMS

A. Discussion on LMP Proposals for Roundabout

The Board reviewed the proposal. They like the big boulders but would also like a palm tree in the middle. They also want to make sure that the little rock would be glued together. The Board requested three different palm tree proposals for the next meeting.

Supervisor Cruz entered the meeting.

B. Discussion on Wall Painting

The Board looked at different paint colors for the wall and monuments. The Board also talked about having a workshop so residents can have some input on the color. The workshop will be held on Tuesday, Feb 28th at 7:00 pm. Ms. Hukill will contact Bill Jones from Munyan to see if he can attend.

C. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting December 12, 2016**
- B. Consideration of Minutes of the Board of Supervisors Meeting January 9, 2017**
- C. Consideration of Operations and Maintenance Expenditures January 2017**
- D. Consideration of Operations and Maintenance Expenditures February 2017**
- E. Review of Financial Statements Month Ending December 31, 2016**

The Board reviewed the minutes, O&Ms, and financials.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Mendenhall
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	Supervisor Uhlig asked about the TECO and sheriff invoices. Supervisor Quigley asked about LMP invoices and bank fees. Supervisor Mendenhall suggested that management look at a different bank. One bank he recommended was Jefferson Bank. Supervisor Cruz asked about the irrigation repairs. Supervisor Kilpatrick asked about the Truly Nolen service and pool invoice. The Board talked about the pool company and the last time they went out for bids. They asked for it to be put on the calendar for August to look at recommendations to replace old equipment and possibly get a new pool vendor.
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

7. MANGAGEMENT REPORTS

A. Staff Action Item List

Mr. Marquez gave an update on camera and alarm access to the Board. TYCO said they will get a proposal to upgrade the system. Supervisor Quigley asked for him to get a couple more proposals. Mr. Marquez also talked about going back to annuals. LMP said that giving the community more color annuals would be a good idea. The Board discussed this recommendation.

MOTION TO:	Start the annual rotation.
MADE BY:	Supervisor Mendenhall
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Supervisor Cruz asked about the location for the annuals.

B. District Manager

C. Field Manager's Report

1. Community Inspection Report

2. Aquatics Report

3. Sheriff's Report

8. SUPERVISOR REQUESTS

Supervisor Uhlig sent an e-mail to Meritus with all of her questions before the meeting.

Supervisor Quigley asked about the Sheriff's log.

Supervisor Cruz talked about parking in the street, ponds that are low, and capital reserves.

Supervisor Kilpatrick asked about LMP pricing, if LMP would give something back to community, and when the bond would be up. Supervisor Kilpatrick would like to come to the Meritus office to go over the financials.

The Board looked at and discussed different options for new signs. The Board will look at Meadow Pointe signs and see what they have.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Audience members asked about the sidewalk at the community park, white poles at the round-about, French drain, and reserve funds.

10. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Mendenhall
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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 3-13-17.

Signature

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

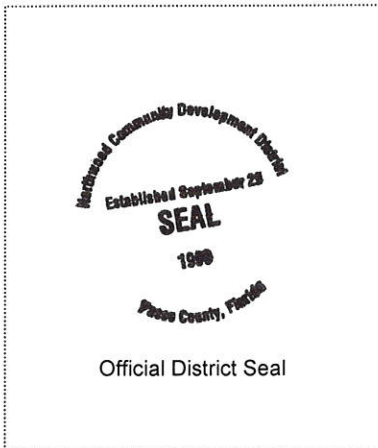
Signature

Printed Name

Title:

☒ Chairman

☐ Vice Chairman



Recorded by Records Administrator

Signature

3-17-17

Date