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Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, November 9, 2020 at 6:30 p.m.** at the Northwood Clubhouse located at 27248 Big Sur Dr., Wesley Chapel, Florida, 33544.

1. PLEDGE OF ALLEGIANCE

Eric Davidson led the Pledge of Allegiance.

2. CALL TO ORDER

Eric Davidson called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, November 9, 2020 at 6:32 p.m.**

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

Mimi Kilpatrick	Chair	
Brian Quigley	Vice Chair	
Karen Uhlig	Supervisor	
Barbara Cruz	Supervisor	
Angel Medina	Supervisor	<i>via conference call</i>

Staff Members Present:

Eric Davidson	District Manager, Meritus
Josue Marquez	Onsite Staff
Tyree Brown	Landscaping Vendor, LMP

There were some resident audience members present.

3. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

- A. District Engineer**
- B. District Counsel**

There were no updates from the Engineer or Counsel at this time.

47 **5. BUSINESS ITEMS**

48 **A. Update on Landscaping – County Line Road Main Entrance**

49
50 Tyree Brown with LMP provided an update on the landscaping. They are still working on the
51 proposal for the copper leaf. The Board discussed about waiting for spring because of frost.
52

53	MOTION TO:	If LMP can send the quote and rendering tomorrow, the
54		Board can review it via email and if the consensus is to go
55		ahead to do the plantings, then go ahead and do it now.
56	MADE BY:	Supervisor Uhlig
57	SECONDED BY:	Supervisor Kilpatrick
58	DISCUSSION:	The Board continued to discuss the risk of frost.
59		Supervisor Davidson said they can reply to the email and
60		then formally vote on it at the next meeting.
61	RESULT:	Called to Vote: Motion FAILED
62		2/3 – Supervisor Cruz, Supervisor Medina, and
63		Supervisor Quigley opposed.

64
65 The Board asked for the proposal to be submitted this week so they can review and then discuss and
66 vote on it at the December meeting to have the project started in the spring.
67

68 Mr. Brown went over the mulch proposal with the Board. The Board discussed the proposal and
69 costs. It should already be in the landscaping contract. They said they wanted to make sure the
70 mulch is out in November before Thanksgiving. Mr. Brown also provided an update on the annuals.
71 The Board discussed and asked for him to send a proposal for the poinsettias when they send the
72 proposal for the copper leaf.
73

74 Mr. Brown then discussed landscaping at the benches with the Board.
75

76	MOTION TO:	Approve the bench landscaping.
77	MADE BY:	Supervisor Quigley
78	SECONDED BY:	Supervisor Uhlig
79	DISCUSSION:	None further
80	RESULT:	Called to Vote: Motion PASSED
81		5/0 – Motion passed unanimously

82
83 Supervisor Cruz asked to do something about the plantings at the entrance signs. Mr. Brown said
84 they will need to find something that works well in the shade. Supervisor Cruz said maybe they
85 could do some structural things that are eye-catching. Mr. Brown and the Board discussed some
86 options; he will come up with some different ideas and renderings.
87

88 Supervisor Uhlig mentioned maybe not always having flowers in the smaller medians and instead
89 having bushes in there that do not have to be replaced all the time. She would like to simplify the
90 plantings and save money and time spent discussing. Mr. Brown suggested doing perennials. The
91 Board would like to discuss this more in January and/or at the landscaping workshop.

92
93 The Board discussed the signs at the ponds. Mr. Davidson asked about the Cornerstone sign. The
94 Board said yes they want to move forward with it, but they will ask Cornerstone for another
95 rendering since the drawing did not match.

96
97 Supervisor Uhlig said she would like to have more communication with residents. She asked about
98 sending out another newsletter and thought maybe they could do it monthly. Mr. Davidson
99 explained the process of sending them out. Supervisor Uhlig made a motion to create a Northwood
100 CDD newsletter and send it out to residents once a month; however, the motion died due to lack of
101 as second. The Board discussed more and decided to look more into reducing cost of the mailer and
102 agreed they would like to do it every other month or so. They also would like to make a push to
103 direct more residents to the CDD website.

104
105 Mr. Davidson provided an update about the fence. The resident has until November 23, 2020 to
106 remove the fence. If it has not been removed by then, the CDD can begin the process of removing
107 the fence with the Board's approval. Mr. Marquez says the Sheriff needs a timeline to be able to be
108 present for the removal. Mr. Davidson will coordinate with Mr. Babbar.

109
110 Mr. Davidson also provided an update about the waste management contract. The Board discussed.
111

112	MOTION TO:	Have Mr. Babbar send a letter to Progressive Waste
113		Solutions regarding the overbilling.
114	MADE BY:	Supervisor Uhlig
115	SECONDED BY:	Supervisor Medina
116	DISCUSSION:	None further
117	RESULT:	Called to Vote: Motion PASSED
118		5/0 – Motion passed unanimously

119
120 **B. Discussion on Hopscotch and Foursquare on Basketball Court**

121
122 The Board discussed the hopscotch and foursquare on the basketball court. The Board also wanted
123 to make sure to get some visuals out on the CDD website about the games available and the type
124 and purpose of the fence. Mr. Marquez will get the information to Mr. Davidson, and Supervisor
125 Kilpatrick will also make sure the information is in the newsletter for residents.

126
127 **C. General Matters of the District**

128
129 There were no general matters to discuss at this time.

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133 **6. CONSENT AGENDA**

- 134 **A. Consideration of Minutes of the Regular Meeting October 12, 2020**
135 **B. Consideration of Operations and Maintenance Expenditures September 2020**
136 **C. Review of Financial Statements through September 30, 2020**

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139

The Board reviewed the Consent Agenda items.

140	MOTION TO:	Approve Consent Agenda items A-C.
141	MADE BY:	Supervisor Uhlig
142	SECONDED BY:	Supervisor Kilpatrick
143	DISCUSSION:	None Further
144	RESULT:	Called to Vote: Motion PASSED
145		5/0 – Motion passed unanimously

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148 **7. MANGAGEMENT REPORTS**

- 149 **A. Staff Action Item List**
150 **B. Field Manager's Report**
151 **1. Community Inspection Reports**
152 **i. Asset Inspection**
153 **ii. Clubhouse Calendar**
154 **2. Sheriff's Report**

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157

The Board reviewed the management reports.

158
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8. SUPERVISOR REQUESTS

160

161 Supervisor Uhlig asked about getting a video of the drainage issue when there is enough rain. She
162 asked about the process of getting some of the maintenance items done like the issue with the
163 monument. Mr. Marquez explained. Mr. Davidson said he could pull up the contracts of the work
164 completed on the monuments in the past couple of years to see what all was done.

165
166

167 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

168

169 A resident asked about putting in a fence and the CDD wall. There were also some resident
170 questions about the waste management contract. A resident suggested doing a combination CDD
171 and HOA newsletter so that residents also would be more informed about events. There was also a
172 resident comment about helping residents be more informed and attend the meetings.

173
174

175 10. ADJOURNMENT

176

MOTION TO:	Adjourn.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

183

184 **Please note the entire meeting is available on disc.*

185

186 **These minutes were done in summary format.*

187

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

191

192 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
193 meeting held on 12/14/2020.

194

195 
196 _____
197 Signature



Signature

198

198 Eric Dawson
199 Printed Name

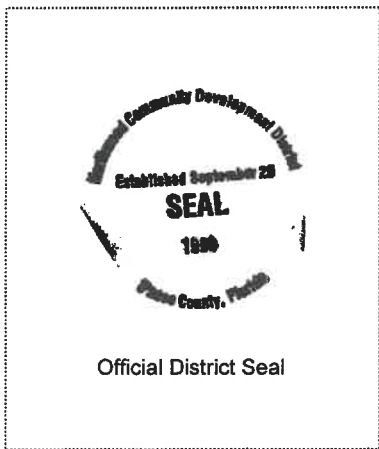
Mimi Kilpatrick
Printed Name

200

201 Title:
202 Secretary
203 Assistant Secretary
204 Treasurer

201 Title:
202 Chairman
203 Vice Chairman

205



Recorded by Records Administrator



Signature

12/17/2020
Date

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