

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 12, 2019**

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
MONDAY, AUGUST 12, 2019**

**6:30 P.M.**

The Northwood Clubhouse  
27248 Big Sur Drive  
Wesley Chapel, FL 33544

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Mimieauz Kilpatrick Brian Quigley Karen Uhlig Barbara Cruz Angel Media
<b>District Manager</b>	Meritus	Nicole Hicks
<b>Property Manager</b>	Northwood On-Site Manager	Josue Marquez
<b>District Attorney</b>	Straley Robin Vericker	Mark Straley Vivek Babbar
<b>District Engineer</b>	Stantec	Tonja Stewart

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

The public hearing will begin at **6:30 p.m.** The regular meeting will follow and begin with the sixth section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The seventh section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The eighth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

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.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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. Board of Supervisors

**Northwood Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Northwood Community Development District will be held on **Monday, August 12, 2019 at 6:30 P.M.** at The Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, FL 33544. Following is the Agenda for the Meeting:

**Call in Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. DISCUSSION WITH VERTEX**
- 4. DISCUSSION WITH LMP**
- 5. RECESS TO PUBLIC HEARINGS**
- 6. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget..... *Under Separate Cover*
  - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 7. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-04; Levying O&M Assessments.....Tab 01
  - E. Close Public Hearing on Levying O&M Assessments
- 8. RETURN TO REGULAR MEETING**
- 9. BUSINESS ITEMS**
  - A. Discussion on Planting Proposals.....Tab 02
  - B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule.....Tab 03
- 10. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting July 08, 2019..... Tab 04
  - B. Consideration of Operations and Maintenance Expenditures June 2019 ..... Tab 05
  - C. Review of Financial Statements through June 30, 2019 ..... Tab 06
- 9. MANAGEMENT REPORT**
  - A. Staff Action Item List..... Tab 07
  - B. Field Manager’s Reports ..... Tab 08
    1. Community Inspection Reports
      - i. Asset Inspection
      - ii. OLM Inspection
      - iii. Aquatic Systems Report
      - iv. Clubhouse Calendar
    2. Sheriff’s Report
- 10. SUPERVISORS REQUEST AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. 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.

Nicole Hicks  
District Manager