

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 14, 2017**

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 14, 2017 at 6:30 p.m.**

Northwood Clubhouse located at 27248 Big Sur Drive  
Wesley Chapel, Florida 33544

<b>District Board of Supervisors</b>	Chairman Vice Chair Supervisor Supervisor Supervisor	Andy Mendenhall Karen Uhlig Mimieaux Kilpatrick Brian Quigley Barbara Cruz
<b>District Manager</b>	Meritus	Debby Hukill
<b>Property Manager</b>	Northwood On-Site Manager	Josue Marquez
<b>District Attorney</b>	Straley & Robin, P.A.	Vivek Babbar
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

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

The meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the fourth section called **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The fifth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The sixth 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 seventh section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The eighth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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.

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.

Northwood Community Development District

Dear Board Members:

The Public Hearing and Regular Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Monday, August 14, 2017 at 6:30 p.m.** at the Northwood Clubhouse, located at 27248 Big Sur Drive, Wesley Chapel, Florida, 33544. The agenda is included below.

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 4. VENDOR AND STAFF REPORTS**
  - A. Aquatics System; Jimmy Taylor and Joe Hamilton
    - 1. Discussion on Proposal for Pond Plantings ..... Tab 01 Page 04
  - B. District Counsel
  - C. District Engineer
- 5. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
  - E. Consideration of Resolution 2017-05; Adopting Fiscal Year 2018 Budget..... Tab 02 Page 08
- 6. BUSINESS ITEMS**
  - A. Consideration of Resolution 2017-06; Assessment Resolution..... Tab 03 Page 20
  - B. Consideration of Resolution 2017-07; Setting FY 2018 Meeting Schedule..... Tab 04 Page 24
  - C. General Matters of the District
- 7. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Meeting July 10, 2017..... Tab 05 Page 26
  - B. Consideration of Operations and Maintenance Expenditures July 2017 ..... Tab 06 Page 32
  - C. Review of Financial Statements Month Ending June 30, 2017 ..... Tab 07 Page 80
- 8. MANAGEMENT REPORTS**
  - A. District Manager Report ..... Tab 08 Page 92
  - B. Staff Action Item List ..... Tab 09 Page 97
  - C. Field Manager’s Reports ..... Tab 10 Page 98
    - 1. Community Inspection Reports
      - i. Asset Inspection
      - ii. OLM Inspection
      - iii. LMP Service Communication Reports
    - 2. Sheriff Report
    - 3. Aquatic Systems
    - 4. Community Calendar
- 9. SUPERVISOR REQUESTS**
- 10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 11. 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.

Sincerely,

Debby Hukill  
District Manager