

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING  
NOVEMBER 14, 2016**

# NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT AGENDA NOVEMBER 14, 2016 at 7:00 p.m.

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

<b>District Board of Supervisors</b>	Chairman	Andy Mendenhall
	Vice Chairman	Eric DaGama
	Supervisor	Jeff Bryson
	Supervisor	Karen Uhlig
	Supervisor	Burnis Kilpatrick
<b>District Manager</b>	Meritus	Brian Lamb
		Debby Hukill
<b>Property Manager</b>	Northwood On-Site Manager	
<b>District Attorney</b>	Straley & Robin, P.A.	John Vericker
<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 **7:00 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 Regular Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Monday, November 14, 2016 at 7:00 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. District Counsel

1. Meadow Pointe II Email re: Pasco County ROW and Sidewalk Conflict Resolution.....Tab 01 Page 04

#### B. District Engineer

1. Update on Wall Repairs .....Tab 02 Page 07

### **5. BUSINESS ITEMS**

A. Acceptance of Dissemination Agent Agreement with Disclosure Services .....Tab 03 Page 08

B. Discussion on Employee Personal

C. General Matters of the District

### **6. CONSENT AGENDA**

A. Consideration of Minutes of the Board of Supervisors Meeting October 10, 2016 .....Tab 04 Page 10

B. Consideration of Operations and Maintenance Expenditures November 2016 .....Tab 05 Page 15

C. Review of Financial Statements Month Ending September 30, 2016.....Tab 06 Page 48

### **7. MANAGEMENT REPORTS**

A. Staff Action Item List .....Tab 07 Page 58

1. Review of Priority List & Maintenance and Asset Replacement Schedule .....Tab 08 Page 59

B. District Manager

C. Field Manager's Reports .....Tab 09 Page 61

1. Community Inspection Reports

2. OLM Inspection Report

3. Aquatic's Report

4. Perimeter Wall Painting Proposals

5. Sheriff Report

### **8. SUPERVISOR REQUESTS**

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

### **10. 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

**From:** Vivek K. Babbar [<mailto:VBabbar@srwlegal.com>]

**Sent:** Friday, November 04, 2016 3:59 PM

**To:** Debby Hukill <[debby.hukill@merituscorp.com](mailto:debby.hukill@merituscorp.com)>

**Subject:** Northwood: Meadow Pointe II Email from Andy Cohen re: Pasco County ROW and Sidewalk Conflict Resolution

Hi Debby,

I wanted to follow up on the email from Andy Cohen, District Counsel for Meadow Pointe II, attached here. As we have briefed the Northwood CDD Board of Supervisors in the past, the sidewalk issue is unfortunately a gray area in the law. The County is taking the position that it is not obligated to maintain the sidewalks included in the County owned Right-of-way unless it voluntarily takes on that responsibility. Only a handful of my firm's CDD clients have this issue and so far none of them are interested in the proposal to join Meadow Pointe II in conflict resolution.

The conflict resolution is a pre-cursor to litigation. It is a lengthy process in which all parties must share in the costs associated with the process, and at the end of the day is voluntary (i.e. if no resolution is reached at the initial discussion stages, it escalates to a third party mediator, and if no resolution is reached there the next step is litigation). Litigation itself is a costly endeavor and the results cannot be guaranteed. In addition, if the CDDs end up on the losing side they may be required to pay the County's attorney's fees.

Most of my firm's CDD clients that discussed this did not feel the best case outcome would be beneficial to the residents; the County takes on the responsibility but similarly to the County's road maintenance the work will be placed on a list and when the times come to maintain the sidewalk a special fee/assessment will be imposed by the County on the residents. They ultimately decided that if that is the best case scenario, then it wouldn't be worth the cost and uncertainty associated with conflict resolution.

Please include this email in the next Agenda package that goes out. I'll be happy to answer any questions.

Thanks,  
Vivek

**Vivek K. Babbar**

Attorney at Law

**STRALEY ROBIN VERICKER**

1510 W. Cleveland Street

Tampa, FL 33606

Direct: 813.321.4107

Main: 813.223.9400

Fax: 813.223.5043

[vbabbar@srwlegal.com](mailto:vbabbar@srwlegal.com)

[www.srwlegal.com](http://www.srwlegal.com)

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**From:** Andy Cohen - Persson & Cohen  
**To:** [Clifton Fischer \(CFischer@rizzetta.com\)](mailto:Clifton.Fischer@rizzetta.com); [patricia.comings-thibault@dpfg.com](mailto:patricia.comings-thibault@dpfg.com); [Matthew E. Huber \(MHuber@rizzetta.com\)](mailto:Matthew.E.Huber@rizzetta.com); [soram@rizzetta.com](mailto:soram@rizzetta.com); [gcox@rizzetta.com](mailto:gcox@rizzetta.com); [jroethke@rizzetta.com](mailto:jroethke@rizzetta.com); [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com); [paul.cusmano@dpfg.com](mailto:paul.cusmano@dpfg.com); [amendenhall@severntrentms.com](mailto:amendenhall@severntrentms.com); [mark.vega@stservices.com](mailto:mark.vega@stservices.com); [Nanni, Bob \(Bob.Nanni@stservices.com\)](mailto:Nanni.Bob@stservices.com); [Brian Howell](mailto:Brian.Howell@severntrentms.com); [Brian K. Lamb](mailto:Brian.K.Lamb@severntrentms.com); [Debby Hukill](mailto:Debby.Hukill@severntrentms.com); [gflint@gmscfl.com](mailto:gflint@gmscfl.com); [brizzetta@rizzetta.com](mailto:brizzetta@rizzetta.com); [EDailey@rizzetta.com](mailto:EDailey@rizzetta.com); [jhayford@severntrentms.com](mailto:jhayford@severntrentms.com)  
**Cc:** [Regina Kardash - Persson & Cohen](mailto:Regina.Kardash@perssonandcohen.com); [John Vericker](mailto:John.Vericker@perssonandcohen.com); [Mark K. Straley](mailto:Mark.K.Straley@perssonandcohen.com); [Tracy J. Robin](mailto:Tracy.J.Robin@perssonandcohen.com); [jasonw@hgslaw.com](mailto:jasonw@hgslaw.com); [jjohnson@hgslaw.com](mailto:jjohnson@hgslaw.com); [Vivek K. Babbar](mailto:Vivek.K.Babbar@perssonandcohen.com); [Donna Barton - Persson & Cohen](mailto:Donna.Barton@perssonandcohen.com)  
**Subject:** Pasco County CDDs -- Sidewalk Issues  
**Date:** Wednesday, September 28, 2016 9:41:36 AM

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Good Morning:

Our firm represents the Meadow Pointe II CDD in Pasco County. We have been having an ongoing dialogue with the Pasco County Attorney's office regarding the maintenance and/or repair of County owned sidewalks located adjacent to County owned roadways within the CDD boundary. It is my understanding that there are other CDDs in Pasco County who are having the same discussions all centering around the County's refusal to maintain and fix such sidewalk areas.

If you are working with a Pasco County CDD experiencing a similar issue, I would appreciate you responding to me as we are trying to gather information and interest in initiating a potential intergovernmental conflict resolution procedure pursuant to Chapter 164, Fla. Stat.

Thank you and I look forward to hearing from you.

*Andrew H. Cohen*

Andrew H. Cohen, Esq.  
Persson & Cohen, P.A.  
6853 Energy Court  
Lakewood Ranch, FL 34240  
Ph: (941) 306-4730 | Fax: (941) 306-4832

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**From:** Stewart, Tonja [<mailto:Tonja.Stewart@stantec.com>]  
**Sent:** Monday, November 07, 2016 10:35 AM  
**To:** Debby Hukill <[debby.hukill@merituscorp.com](mailto:debby.hukill@merituscorp.com)>  
**Cc:** Cindy Hesselbirg <[cindy.hesselbirg@merituscorp.com](mailto:cindy.hesselbirg@merituscorp.com)>  
**Subject:** Northwood Engineer's Report

I offer the following updates for the Board meeting:

1. Cindy found a contractor interested in providing a proposal to make the screening wall repair. The price that I received from Cornerstone was crazy, and I've got my fingers crossed that Cindy's contractor will continue to want to perform the work. I will follow up with the contractor as Cindy exits the community.
2. We are schedule to meet on site tomorrow morning with the underdrain site contractor and the landscape and irrigation contractors to initiate the underdrain construction. We're hoping that things have dried out to make the construction less disruptive.
3. Cindy is working on obtaining a proposal from the landscape maintenance company to compare to the Sitemasters' proposal that we obtained so that you select the vendor to do the work.

Let me know if you need additional information. I am out of the office for the meeting next Monday, and I can call in with an additional update, if you would like – just let me know how you would like for me to handle things.

Thanks.

**Tonja Stewart, P.E.**

Senior Project Manager, Civil Engineering  
Stantec  
777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729  
Phone: (813) 223-9500  
Cell: (813) 426-4916  
Fax: (813) 223-0009  
[Tonja.Stewart@stantec.com](mailto:Tonja.Stewart@stantec.com)



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**DISSEMINATION AGREEMENT**  
**Northwood Community Development District**

October 4, 2016

Board of Supervisors  
**Northwood Community Development District**

Dear Supervisors:

**DISCLOSURE SERVICES, LLC** ("Dissemination Agent") hereby agrees with the Northwood Community Development District (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. The Dissemination Agent is acting as an independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreements.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreements.
2. **Fees:** The Dissemination Agent will be responsible for all out-of-pocket expenses. The annual fee for the Dissemination Agent's services under this Agreement is \$1,000 for the District's Series 2008 Bonds, plus \$1,000 for each additional bond issue of the District, subject to these disclosure requirements.
3. **Assignment:** The Dissemination Agent reserves the right to engage a third party for the purpose of carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and the Dissemination Agent will have the right to terminate this Agreement upon 30 days prior written notice.
5. **Representation of the District:** The District represents and warrants that it will not withhold any information necessary for the Dissemination Agent to carry out its duties under this Agreement and that it will supply all information requested by the Dissemination Agent.

6. **Indemnification**: To the extent permitted by law, the District will indemnify the Dissemination Agent for any action or actions brought by Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement as determined by a court of competent jurisdiction. To the extent permitted by law, the Dissemination Agent will indemnify the District for any action or actions brought by Owners as a result of the Dissemination Agent's gross negligence or willful misconduct as determined by a court of competent jurisdiction.
7. **Responsibility for Information**: The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District.
8. **Agreement Governed by Florida Law**: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,  
**DISCLOSURE SERVICES, LLC**



Robert Gardner  
Manager

*Approved and Accepted:*

Northwood Community Development District

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

October 10, 2016 Minutes of Regular Meeting

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, October 10, 2016 at 7:00 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 and Public Hearing of the Board of Supervisors of the Northwood Community Development District to order on **Monday, October 10, 2016 at 7:00 p.m.**

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

Andy Mendenhall	Chairman
Eric DaGama	Vice Chairman
Karen Uhlig	Supervisor
Jeff Bryson	Supervisor
Burnis Kilpatrick	Supervisor

**Staff Members Present:**

Debby Hukill	Meritus
Cindy Hesselbirg	On-Site Personnel

Four Audience Members Were Present

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

Resident thanked Supervisor Bryson for speaking up for the front entrance concerns and getting the items taken care of by the County.

**4. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**1. Proposed Suspension Policy & Incident Report Form**

Debby Hukill went over the reports with the Board.

MOTION TO:	Approve Suspension Policy and Incident Report.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Mendenhall
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

50 **B. District Engineer**

51  
52 Supervisor Uhlig requested that the Board receive a monthly update on the wall repairs and ongoing projects.

53  
54 **5. BUSINESS ITEMS**

55 **A. Review of Priority List & Maintenance and Asset Replacement Schedule**

56  
57 The Board reviewed the list and schedule. They would like to have it as two different lists and leave in the  
58 meeting books each month behind the action item list. One list for priority and one for wish list.

59  
60 A resident asked about Sand Hill Crane crossing signs and light fixture at the main entrance. The light needs  
61 to be bigger. The Board agreed.

62  
63 **B. Discussion on LMP Landscape Proposals**

64  
65 This item was mistakenly put in the meeting book.

66  
67 **C. Discussion on Aquatic Systems Lab Services & Basic Lake Assessment Agreement**

68  
69 Supervisor Mendenhall would like to try something else or wait to see if the ponds improve during the dry  
70 months. The Board discussed the ponds and their different options. The Board would like to test the pond  
71 themselves. Supervisor Mendenhall will contact Cindy Hesselbirg on how to do this.

72  
73 **D. General Matters of the District**

74  
75 **6. CONSENT AGENDA**

76 **A. Consideration of Minutes of the Board of Supervisors Meeting September 12, 2016**

77 **B. Consideration of Operations and Maintenance Expenditures October 2016**

78 **C. Review of Financial Statements Month Ending August 31, 2016**

79  
80 The Board reviewed the consent agenda items.

81  
82 MOTION TO: Approve all Consent Agenda Items.  
83 MADE BY: Supervisor Mendenhall  
84 SECONDED BY: Supervisor Uhlig  
85 DISCUSSION: None Further  
86 RESULT: Called to Vote: Motion PASSED  
87 5/0 - Motion Passed Unanimously

88  
89 **7. MANGAGEMENT REPORTS**

90 **A. Staff Action Item List**

91  
92 The Board discussed the meet and greet workshop. They want to order signs for Community and put on  
93 website. Cindy Hesselbirg will have snacks and drinks for workshop.

94  
95 The Board discussed it is almost time for the sidewalks to be pressure washed.

96  
97 Cindy Hesselbirg went over sign repairs for the main entrance. The Board discussed the repairs.

MOTION TO: Approve front sign repair and repaint areas that are needed and replace caps that are needed.

MADE BY: Supervisor Mendenhall

SECONDED BY: Supervisor Uhlig

DISCUSSION: The Board discussed long term and what if they decide to paint another color. They also talked about warranty. Supervisor DaGama asked about making sure no one stand or damages the roof at main entrance. Amend motion to include holiday lighting.

RESULT: Amend Motion to include holiday lighting

MOTION TO: Amend motion to include holiday lighting.

MADE BY: Supervisor Mendenhall

SECONDED BY: Supervisor Uhlig

DISCUSSION: None Further

RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

Supervisor Mendenhall is against a resident working on holiday lights on CDD property. This puts the District at risk for a lawsuit.

MOTION TO: Send letter to HOA that they are ok with holiday lights but against a volunteer working on CDD property. Any company or person that installs and takes down holiday lights must have insurance naming the CDD as insured for 1 million dollars.

MADE BY: Supervisor Mendenhall

SECONDED BY: Supervisor Bryson

DISCUSSION: None Further

RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

#### **B. District Manager**

#### **C. Field Manager's Report**

- 1. Community's Inspection Report**
- 2. OLM Inspection Report**
- 3. Aquatics Report**
- 4. Sheriff's Report**
- 5. Calendar – November 2016**



139 **8. SUPERVISOR REQUESTS**

140  
141 Supervisor Bryson: get the word out for meet and greet for candidates.  
142

143 Supervisor Mendenhall: sidewalk and class action lawsuit that a CDD is doing in Pasco County and asked if  
144 any other CDD's would like to join. Supervisor Mendenhall thinks it is a good idea to challenge the County  
145 regarding the sidewalks. The Board discussed this issue in length. Will be on next month meeting agenda  
146 along with emails from attorneys.  
147

148 Supervisor DaGama: signs cleaned in Community, landscape is looking better, keep an eye on plants at  
149 entrance.  
150

151 Supervisor Uhlig: wall report, very pleased with sheriff reports  
152

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

154  
155 Sidewalks and class action law suit. What did the original plans for the sidewalks state for the Community?  
156

157 Vertical wall stamping would be cheaper  
158

159 Lighting for front entrance  
160

161 Ponds and natural alternatives  
162

163 Planting in front of monuments  
164

165 **10. ADJOURNMENT**  
166

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

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

\*These minutes were done in a 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 \_\_\_\_\_.

Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title:

☐ Chair

☐ Vice Chair

Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

## Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
Aquatic Systems	353032	\$ 1,225.00			Lake & Wetland Services - October
Bella Pool Service	5942	980.00			Pool Cleaning - September
Bella Pool Service	6113	980.00	<b>\$ 1,960.00</b>		Pool Cleaning - October
Landscape Maintenance Professionals	113607	5,634.38			Landscape Maintenance - October
Meritus Districts	7588	4,928.19			Management Services - October
Meritus Districts	7642	4,816.91	<b>\$ 9,745.10</b>	\$ 4,791.67	Management Services - November
OLM	30519	390.00			Landscape Inspection - September
OLM	30615	390.00	<b>\$ 780.00</b>		Landscape Inspection - October
Truly Nolen	590114427	74.90			Bi-Monthly Pest Control - 09/07/16
<b>Monthly Contract Sub-Total</b>		<b>\$ 19,419.38</b>			

<b>Variable Contract</b>					
Stantec	1094375	\$ 961.25			Professional Services - thru 08/26/16 - General Consulting
Stantec	1103281	217.50			Professional Services - thru 09/16/16 - General Consulting
Stantec	1113205	187.50	<b>\$ 1,366.25</b>		Professional Services - thru 10/14/16 - General Consulting
Straley Robin Vericker	13682	280.00			Professional Services - thru 09/15/16 - General
<b>Variable Contract Sub-Total</b>		<b>\$ 1,646.25</b>			

<b>Utilities</b>					
Frontier Communications	813-991-1155-072408-5 101316	\$ 459.73			Phone Service - thru 11/12/16
Pasco County Utilities	7992824	297.45			Water Service - thru 09/08/16

## Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Progressive Waste Solutions	3338683	5,409.50			Waste Service - October
Tampa Electric	1461 1924200 102016	32.91			Electric Service - thru 10/20/16
Tampa Electric	2198 0069580 093016	5,280.31	<b>\$ 5,313.22</b>		Electric Service - thru 09/30/16
<b>Utilities Sub-Total</b>		<b>\$ 11,479.90</b>			

<b>Regular Services</b>					
Florida Municipal Insurance Trust	0749	\$ 100.00			Utility Payment Bond - 09/22/16
Grau & Associates	14825	1,400.00			Audit FY15 - 10/03/16
Times Publishing Company	117533 093016	12.01			Finance Charge - 09/30/16
Times Publishing Company	367828	128.00	<b>\$ 140.01</b>		Notice of Workshop - 10/16/16
<b>Regular Services Sub-Total</b>		<b>\$ 1,640.01</b>			

<b>Additional Services</b>					
Aquatic Systems	355049	\$ 7,455.00			Aquascaping - 09/30/16
Fields Consulting Group	1444	120.00			Meet & Greet Signs - 10/12/16
Kaeser & Blair	3044327 101116	98.31			Laser Checks - 08/16/16
Landscape Maintenance Professionals	112988	1,407.50			Removal of Plant Material - 09/14/16
Landscape Maintenance Professionals	114002	3,850.00	<b>\$ 5,257.50</b>		Removal of Trees - 10/12/16
Tyco Integrated Security	27249337	286.00			Installation Charge - 09/28/16
<b>Additional Services Sub-Total</b>		<b>\$ 13,216.81</b>			

<b>TOTAL:</b>		<b>\$ 47,402.35</b>			
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**Northwood Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
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**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2100 NW 33rd Street Pompano Beach, FL 33069  
1-800-432-4302 - Fax (954) 977-7877

## Invoice

INVOICE DATE: 10/1/2016  
INVOICE NUMBER: 0000353032  
CUSTOMER NUMBER: 0063290  
PO NUMBER:  
PAYMENT TERMS: Net 30

Northwood CDD  
C/O Meritus Districts  
5680 W Cypress St Suite A  
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - October		1,225.00	1,225.00

*42034  
10/19/14*

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$1,225.00

**A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE**

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 10/1/2016  
INVOICE NUMBER: 0000353032  
CUSTOMER NUMBER: 0063290  
TOTAL AMOUNT DUE: \$1,225.00

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 11/2/2016 by dthomas

# Invoice

Date	Invoice #
9/16/2016	5942

Bill To	
Northwood CDD/ DMS 27248 Big Sur Dr Wesley Chapel, FL 33554	

Ship To
Northwood CDD/ DMS 27248 Big Sur Dr Wesley Chapel, FL 33554

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		9/16/2016			
Quantity	Item Code	Description			Price Each	Amount
	Commercial Pool	SEPTEMBER ; Full service cleaning pool 3x weekly including chemicals			980.00	980.00
					<b>Total</b>	<b>\$980.00</b>
Phone #		E-mail				
727-656-7285		bellpoolservice@verizon.net				

Approved 11/2/2016 by dthomas

Bella Pool Service LLC  
 1324 Seven Springs Blvd  
 Suite #188  
 Trinity, FL 34655

# Invoice

Date	Invoice #
10/18/2016	6113

Bill To
Northwood CDD/ DMS 27248 Big Sur Dr Wesley Chapel, FL 33554

Ship To
Northwood CDD/ DMS 27248 Big Sur Dr Wesley Chapel, FL 33554

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 15		10/18/2016			

Quantity	Item Code	Description	Price Each	Amount
	Commercial Pool	OCTOBER ; Full service cleaning pool 3x weekly	980.00	980.00
<div style="font-size: 2em; transform: rotate(-15deg); opacity: 0.5;">           4417            DHP            10-19-14         </div>				

Phone #	E-mail	<b>Total</b> \$980.00
727-656-7285	bellpoolservice@verizon.net	

Approved 11/2/2016 by dthomas





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
10/1/2016	113607

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

## Services for the month of October 2016

53900 4604 *OK 10-10-16*

Description	Qty	Rate	Amount
MONTHLY MAINTENANCE - BASE PAY	1	4,225.78	4,225.78
MONTHLY MAINTENANCE - PERFORMANCE PAY	1	1,408.60	1,408.60
		Total	\$5,634.38
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>		Terms	Due Date
		Net 30	10/31/2016
		Payments/Credits	\$0.00
		Balance Due	\$5,634.38

Approved 11/2/2016 by dthomas

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



## INVOICE

Invoice Number: 7588  
Invoice Date: Oct 1, 2016  
Page: 1

Voice: 813-397-5121  
Fax: 813-873-7070

### Bill To:

Northwood CDD  
2005 Pan Am Circle  
Ste 120  
Tampa, FL 33607

### Ship to:

Customer ID	Customer PO	Payment Terms	
Northwood		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		10/1/16

Quantity	Item	Description	Unit Price	Amount
626.00	DMS	District Management Services - October		4,791.66
	Postage	Postage - August		42.63
	Copies - B/W	Copies: B/W - August	0.15	93.90
<i>RV</i> <i>3101</i> <i>DM</i> <i>10-3-16</i>				

Subtotal	4,928.19
Sales Tax	
Total Invoice Amount	4,928.19
Payment/Credit Applied	
<b>TOTAL</b>	<b>4,928.19</b>

Check/Credit Memo No:

Approved 11/2/2016 by dthomas

# Meritus Districts

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



## INVOICE

Invoice Number: 7642  
Invoice Date: Nov 1, 2016  
Page: 1

Voice: 813-397-5121  
Fax: 813-873-7070

### Bill To:

Northwood CDD  
2005 Pan Am Circle  
Ste 120  
Tampa, FL 33607

### Ship to:

Customer ID	Customer PO	Payment Terms	
Northwood		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		11/1/16

Quantity	Item	Description	Unit Price	Amount
4101	DMS	District Management Services - November		4,791.66
5.18	Postage	Postage - September		24.47
	Copies - B/W	Copies: B/W - September	0.15	0.78
		M		
		DL 10-26-14 3101		

Subtotal	4,816.91
Sales Tax	
Total Invoice Amount	4,816.91
Payment/Credit Applied	
<b>TOTAL</b>	<b>4,816.91</b>

Check/Credit Memo No:

Approved 11/2/2016 by dthomas

OLM, Inc.

975 Cobb Place Blvd.  
Suite 304  
Kennesaw, GA 30144  
Phone 770.420.0900

# Invoice

Date	Invoice #
9/12/2016	30519

<b>Bill To</b>
NORTHWOOD CDD 5680 W. Cypress Street Suite 5680A Tampa, FL 33607

RECEIVED  
SEP 26 2016

BY: \_\_\_\_\_

P.O. No.	Terms	Due Date
	Net 30	10/12/2016

Description	Amount
MONTHLY LANDSCAPE INSPECTION CONDUCTED AT NORTHWOOD CDD ON 9/7/16 BY PAUL WOODS	390.00
4630 Del 10-3-16	
PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK	<b>Total</b> \$390.00

Approved 11/2/2016 by dthomas



975 Cobb Place Blvd.  
Suite 304  
Kennesaw, GA 30144  
Phone 770.420.0900

Date	Invoice #
10/10/2016	30615

Bill To
NORTHWOOD CDD 5680 W. Cypress Street Suite 5680A Tampa, FL 33607

P.O. No.	Terms	Due Date
	Net 30	11/9/2016

Description	Amount
<p>MONTHLY LANDSCAPE INSPECTION CONDUCTED AT NORTHWOOD CDD ON 10/5/16 BY PAUL WOODS</p> <p style="text-align: right; font-style: italic;">2/16/30 10-19-16 DZ</p>	<p style="text-align: right;">390.00</p>
<p>PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK</p>	<p><b>Total</b> <span style="float: right;">\$390.00</span></p>

Approved 11/2/2016 by dthomas









## INVOICE

Page 1 of 1

Invoice Number	1094375
Invoice Date	September 1, 2016
Purchase Order	215600254
Customer Number	83333
Project Number	215600254

**Bill To**

Northwood CDD  
Debby Hukill  
c/o Meritus Districts  
2005 Pan Am Circle Drive Suite 120  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project 05312-CDD-002 - Northwood CDD**

Project Manager

Stewart, Tonja L

For Period Ending

**August 26, 2016**

Current Invoice Total (USD)

961.25

Prepare for and attend August CDD meeting; Solicit proposal for underdrain installation along wall

**Top Task 216 2016 General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	3.75	63.00	236.25
Stewart, Tonja L	5.00	145.00	725.00
<b>Subtotal Professional Services</b>	<b>8.75</b>		<b>961.25</b>

Top Task Subtotal	2016 General Consulting	961.25
-------------------	-------------------------	--------

**Total Fees & Disbursements**

961.25

**INVOICE TOTAL (USD)****961.25****Due on Receipt**

*Debby Hukill*  
*District Engineer*  
*9-14-16*

Approved 11/12/2016 by dthomas



## INVOICE

Page 1 of 1

Invoice Number 1103281  
Invoice Date September 23, 2016  
Purchase Order 215600254  
Customer Number 83333  
Project Number 215600254

**Bill To**

Northwood CDD  
Debby Hukill  
c/o Meritus Districts  
2005 Pan Am Circle Drive Suite 120  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project 05312-CDD-002 - Northwood CDD**

Project Manager

Stewart, Tonja L

For Period Ending

September 16, 2016

Current Invoice Total (USD)

217.50

Prepare for and attend September CDD meeting; discussions with Cornerstone

**Top Task 216 2016 General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	1.50	145.00	217.50
<b>Subtotal Professional Services</b>	<u>1.50</u>		<u>217.50</u>

Top Task Subtotal	2016 General Consulting	217.50
-------------------	-------------------------	--------

<b>Total Fees &amp; Disbursements</b>	<u>217.50</u>
<b>INVOICE TOTAL (USD)</b>	<b>217.50</b>

**Due on Receipt**

Please contact Brenna Kaiser if you have any questions concerning this invoice.

Phone: (813) 223-9500 E-mail: [brenna.kaiser@Stantec.com](mailto:brenna.kaiser@Stantec.com)**\*\* PLEASE INCLUDE INVOICE # WITH PAYMENT \*\***

Thank you.

Approved 11/2/2016 by dthomas





## INVOICE

Page 1 of 1

Invoice Number 1113205  
Invoice Date October 20, 2016  
Purchase Order 215600254  
Customer Number 83333  
Project Number 215600254

**Bill To**

Northwood CDD  
Accounts Payable  
c/o Meritus Districts  
2005 Pan Am Circle Drive Suite 120  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project 05312-CDD-002 - Northwood CDD**

Project Manager

Stewart, Tonja L

For Period Ending

**October 14, 2016**

Current Invoice Total (USD)

187.50

Follow up regarding wall repair; discussions with field manager

**Top Task 217 2017 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.25	63.00	78.75
Stewart, Tonja L	0.75	145.00	108.75
<b>Subtotal Professional Services</b>	<b>2.00</b>		<b>187.50</b>

Top Task Subtotal	2017 FY General Consulting	187.50
-------------------	----------------------------	--------

**Total Fees & Disbursements**

187.50

**INVOICE TOTAL (USD)****187.50****Due on Receipt**

3103  
10-26-16  
DK

Please contact Brenna Kaiser if you have any questions concerning this invoice.

Phone: (813) 223-9500

E-mail: brenna.kaiser@Stantec.com

**\*\* PLEASE INCLUDE INVOICE # WITH PAYMENT \*\***

Thank you.

Approved 11/2/2016 by dthomas

**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Northwood Community Development District  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

September 20, 2016  
Client: 001026  
Matter: 000001  
Invoice #: 13682

Page: 1

RE: General Matters

For Professional Services Rendered Through September 15, 2016

*Handwritten:* 10-10-16  
51400 3107

**SERVICES**

Date	Person	Description of Services	Hours	
8/16/2016	LH	REVIEW EMAIL FROM J. GASKINS RE NONCOMPLIANCE LIST FOR FAILURE TO FILE FY 2015 ANNUAL FINANCIAL REPORT AND AUDIT REPORT; REVIEW LIST ATTACHED TO J. GASKINS'S RE SAME; PREPARE EMAIL TO J. VERICKER RE REPORTS DELINQUENT.	0.2	
8/17/2016	VKB	FINALIZE SUSPENSION POLICY AND DRAFT FORM OF INCIDENT REPORT; DRAFT EMAIL TO D. HUKILL RE: SAME.	0.6	
9/9/2016	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH D. MANAGER RE: BOARD MEETING.	0.4	
Total Professional Services			1.2	\$280.00

**PERSON RECAP**

Person	Hours	Amount
VKB Vivek K. Babbar	1.0	\$250.00
LH Lynn Hoodless	0.2	\$30.00

Approved 11/2/2016 by dthomas

September 20, 2016  
Client: 001026  
Matter: 000001  
Invoice #: 13682

Page: 2

---

Total Services	\$280.00	
Total Disbursements	\$0.00	
Total Current Charges		\$280.00

**PAY THIS AMOUNT**

**\$280.00**

*Please Include Invoice Number on all Correspondence*



Thank you for choosing Frontier. Visit [business.frontier.com](http://business.frontier.com) to get the latest information on products, special offers and resources available to your business.

NORTHWOOD CDD  
Your Monthly Invoice

Page 1 of 4

Account Summary

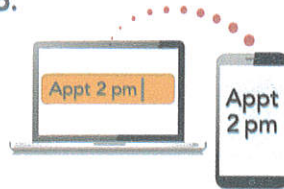
New Charges Due Date	11/07/16
Billing Date	10/13/16
Account Number	813-991-1155-072408-5
PIN	7607
Previous Balance	452.83
Payments Received Thru 9/19/16	-222.92
Thank you for your payment!	
Balance Forward	229.91
New Charges	229.82

Total Amount Due

\$459.73

Text your customers  
before your competitors do.

- Send and receive texts on your computer or mobile device
- Use your existing business landline number
- No new equipment required



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starting at just

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business phone and  
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1.866.408.0792 | [FrontierTexting.com/Promo](http://FrontierTexting.com/Promo)

A one-time \$20 activation fee applies. Taxes, governmental and Frontier-imposed surcharges and other terms and conditions apply. Frontier reserves the right to withdraw this offer at any time.  
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1.800.921.8102

Email: [ContactBusiness@ftr.com](mailto:ContactBusiness@ftr.com)

2 3 6



P.O. Box 5157, Tampa, FL 33675

AB 01 004312 23169 B 27 A



NORTHWOOD CDD  
2005 PAN AM CIR STE 120  
ST 120  
TAMPA, FL 33607-2529

PAYMENT STUB

Total Amount Due

\$459.73

New Charges Due Date

11/07/16

Account Number

813-991-1155-072408-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed

\$



Check here for billing address change (see reverse)

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



287045813991115507240800000229910000459735

Approved 10/20/2016 by [Thomas](#)



## CURRENT BILLING SUMMARY

Local Service from 10/13/16 to 11/12/16

Qty Description	813/991-1155.0	Charge
<b>Basic Charges</b>		
Frontier Solutions for Business - 2 Year Term		87.00
Access Recovery Chrg-Bus		1.62
Federal Subscriber Line Charge - Bus		6.50
Other Charges-Detailed Below		7.00
Federal Excise Tax		.25
Federal USF Recovery Charge		1.41
FCA Long Distance - Federal USF Surcharge		1.74
FL State Communications Services Tax		4.84
FL State Gross Receipts Tax		2.48
County Communications Services Tax		2.41
FL Telecommunications Relay Service		.11
Pasco County 911 Surcharge		.40
<b>Total Basic Charges</b>		<b>115.76</b>
<b>Non Basic Charges</b>		
FiOS 25/25 2Yr - Bus		99.99
Security & Backup Bundle 25GB		10.49
Other Charges-Detailed Below		-29.00
Partial Month Charges-Detailed Below		-50.00
Broadcast TV Surcharge		1.99
FL Video Communications Service Tax		.10
FL State Communications Services Tax		-1.42
FL State Gross Receipts Tax		-.68
County Communications Services Tax		-.71
County Video Communications Services Tax		.05
County Sales Tax		.10
FL State Sales Tax		.63
<b>Total Non Basic Charges</b>		<b>31.54</b>
<b>Video</b>		
FiOS TV Custom HD - Publi		64.99
3 HD Set Top Box		35.97
Partial Month Charges-Detailed Below		-25.00
FCC Regulatory Recovery Fee		.08
FL Video Communications Service Tax		1.97
FL State Gross Receipts Tax		1.01
County Video Communications Services Tax		.98
County Sales Tax		.36
FL State Sales Tax		2.16
<b>Total Video</b>		<b>82.52</b>

**TOTAL 229.82**

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		10/13	7.00
Solutions Bundle Discount	AUTOCH	10/13	-22.00
Bundle Discount	AUTOCH	10/13	-7.00
<b>813/991-1155</b>		<b>Subtotal</b>	<b>-22.00</b>
<b>Partial Month Charges</b>			
FiOS Video Discount 99 MO	PROMOTION	10/13 11/12	-25.00
FiOS Internet Bus 99 MO	PROMOTION	10/13 11/12	-30.00
HSI Discount 24 MO	PROMOTION	10/13 11/12	-20.00
<b>813/991-1155</b>		<b>Subtotal</b>	<b>-75.00</b>
<b>Subtotal</b>			<b>-97.00</b>

## CIRCUIT ID DETAIL

10/KQXA/470055/ /VZFL

## Caller Summary Report

	Calls	Minutes	Amount
Main Number	2	6	.00
***Customer Summary	2	6	.00

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$459.73 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Your Verizon McAfee Security service will be coming to end of life on November 30, 2016. But don't worry, we have already moved your account over to Frontier Secure's Multi-Device Security, at no additional cost. For more details please call 1-888-620-3663.

Your current Frontier service includes promotional pricing discounts or credits. At the end of the promotional period, the discounts or credits will be removed. If you have questions, please call Customer Service.

The Federal Communications Commission (FCC), in conjunction with the Federal Trade Commission (FTC), has established a National Do Not Call Registry for consumers who wish to avoid receiving many kinds of telemarketing calls. Customers previously registered with State Do Not Call registries should be registered with the National Registry.

Telemarketers who continue to call consumers who have placed their telephone numbers on the registry or had previously registered for any State Do Not Call list are subject to substantial fines. In addition, the FCC amended its rules to require, among other things, that telemarketers transmit their Caller ID information and to unblock their numbers.

To sign up a residential number for the National Do-Not-Call Registry or to verify a number is included on the Registry, visit [www.donotcall.gov](http://www.donotcall.gov) or call the FTC's toll-free number at 1-888-382-1222, (TTY users, 1-866-290-4236), from the number to be registered.

Consumers must re-register if they change their telephone number. Numbers remain on the Do-Not-Call List until a customer actively deletes the number from the Registry by calling 1-888-382-1222 (TTY users, 1-866-290-4236).

Customers making telephone solicitations can obtain the federal Do Not Call requirements by accessing the FCC's Rules and Regulations Implementing the Telephone Consumer Protection Act of 1991 at <http://www.fcc.gov/cgb/policy/telemarketing.html> 47 CFR Section 64.1200; and the FTC's amended Telemarketing Sales Rule at <http://www.ftc.gov/bcp/rulemaking/tsr/> 16 CFR Part 310. Telemarketers can access the Do-Not-Call list at <https://telemarketing.donotcall.gov/>

Upon termination of service, you must return equipment owned by Frontier. Failure to return Frontier Equipment, or returning Equipment in a damaged condition (subject only to reasonable wear and tear) will result in the imposition of an Equipment fee that may be substantial.

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-344-0435, by email to [Video.Closed.Caption@ftr.com](mailto:Video.Closed.Caption@ftr.com), or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.



UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION &  
SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285



[utilcustserv@pascocountyfl.net](mailto:utilcustserv@pascocountyfl.net)

6898 1 1

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 7992824

Billing Date: 9/26/2016

Billing Period: 8/11/2016 to 9/8/2016

Account #	Customer #
0519410	01058581
Please use the 15-digit number below when making a payment through your bank	
051941001058581	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08776192	8/11/2016	2433	9/8/2016	2455	28	22

Usage History		Transactions	
September 2016	22	Payment 9/19/2016	-801.94CR
August 2016	30	Previous Bill	801.94
July 2016	34	<b>Balance Forward</b>	0.00
June 2016	48	Current Transactions	
May 2016	42	Water	
April 2016	25	Water Base Charge	39.15
March 2016	23	Water Tier 1 22.0 Thousand gallons X \$2.70	59.40
February 2016	22	Sewer	
January 2016	44	Sewer Base Charge	86.70
December 2015	28	Sewer Charges 22.0 Thousand gallons X \$5.10	112.20
November 2015	47	<b>Total Current Transactions</b>	297.45
October 2015	28	<b>TOTAL BALANCE DUE</b>	<b>\$297.45</b>

BY: \_\_\_\_\_  
RECEIVED  
SEP 20 2016

Approved 11/2/2016 by dthomas



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

NORTHWOOD COMMUNITY DEV DISTRICT  
2005 PAN AM CIR STE 200  
TAMPA FL 33607-2359

Account # 0519410  
Customer # 01058581  
Balance Forward 0.00  
Current Transactions 297.45

**Total Balance Due \$297.45**  
**Due Date 10/13/2016**

10% late fee will be applied if paid after due date

Round Up Donation to Charity ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐  
Amount Enclosed ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

☐ Check this box to participate in Round-Up.

PASCO COUNTY  
UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION & SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139





PROGRESSIVE WASTE SOLUTIONS OF FL, INC.  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY FL 34653

Page 1 of 1

For invoice inquiries, call: 727-847-9100  
Customer No.: 0048-031158

## INVOICE

SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QUANTITY	AMOUNT
09/25/16	(0001) 11 0.45YD	Northwood CDD NORTHWOOD PALMS BLVD WESLEY CHAPEL, FL Basic Service Charge 10/1/2016-10/31/2016 Site Total 53400 4303		1.00	5409.50  5409.50
<b>Account</b>		<b>Invoice Date</b> 9/25/2016	<b>Invoice #</b> 0003338683	<b>Reference</b>	
<b>Status</b>		<b>Current</b> \$5,409.50	<b>31 - 60 Days</b> \$5,359.50	<b>61 - 90 Days</b> \$0.00	<b>Over 90 Days</b> \$0.00
				<b>Total This Invoice</b> \$5,409.50	
				<b>Total Account Balance</b> \$10,769.00	

Remarks:

pd on 09/16/16

\*\*\*\* To avoid late fees, payment must be posted to your account within 30 days of your invoice date. \*\*\*\*

Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

PLEASE RETURN THIS PORTION WITH PAYMENT. DO NOT ATTACH CHECK TO STUB.



PROGRESSIVE WASTE SOLUTIONS OF FL, INC.  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY FL 34653

## ADDRESS SERVICE REQUESTED

To ensure proper credit, please  
include customer number on check.

\*\*\* DUE UPON RECEIPT \*\*\*

0005136 01 SP 0.465 \*\*SNGLP T4 0 0911 33607-



Northwood CDD c/o District Management Se  
5680 W. Cypress Street Suite A  
Tampa, FL 33607-1775

Did you know that you can pay your invoice online?  
Please visit [www.progressivewaste.com/payments](http://www.progressivewaste.com/payments)  
and click on Florida Residents.

INVOICE DATE	PAY THIS AMOUNT	CUSTOMER #
9/25/2016	\$10,769.00	0048-031158
INVOICE NO.	AMOUNT PAID	CHECK NUMBER
0003338683		



PROGRESSIVE WASTE SOLUTIONS OF FL, INC.  
PO BOX 5278  
CAROL STREAM IL 60197-5278

0048003115800004000054095000010769000003338683

Approved 10/20/2016 by dthomas

SEQ 0005159

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
8371-11896

## Average kWh per day

Oct 2016	2
Sep	3
Aug	4
Jul	3
Jun	3
May	2
Apr	3
Mar	3
Feb	3
Jan	3
Dec	3
Nov	3
Oct 2015	3

## Safe Meter Access:

Please help us to safely access your equipment by securing your pets on the date when we will next read your meter. Monthly meter reading dates are listed on your bill statements. Thank you!

## October Billing Information:

719482

NORTHWOOD CDD  
1406 CALADESI DR  
WESLEY CHAPEL FL 33544-0000

Account Number  
1461 1924200

Statement Date  
Oct 20, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
K23279	03310	03234	76	1	

Next Read Date On Or About **Nov 15, 2016** Total kWh Purchased **76**

Account Activity	Explanation	Charge	Total
Previous Balance		27.58	
Payments Received - Thank You	As of October 20, 2016	-27.58	
			<b>\$0.00</b>

## New Charges Due by Nov 10, 2016 Service from Sep 16 to Oct 18

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	76 kWh @ \$.05788/kWh	4.41
Fuel Charge	76 kWh @ \$.03676/kWh	2.79
<b>Electric Service Cost</b>		<b>\$25.20</b>
Florida Gross Receipts Tax	Based on \$25.20	0.65
Fla State Taxes-energy/Fuel	Based on \$25.85	2.06
<b>This Month's Charges</b>		<b>\$27.91</b>

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 10/13/16	On \$27.58	5.00
<b>Total Miscellaneous Charges</b>		<b>\$5.00</b>
<b>Total Due</b>		<b>\$32.91</b>

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

## Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers. Learn more at [tampaelectricblog.com/dont-get-scammed](http://tampaelectricblog.com/dont-get-scammed)

Dil  
10-24-16  
4301

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719482



Account No.  
1461 1924200

New Charges  
\$32.91

Payable by Nov 10

Total Bill Amount  
\$32.91

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

8371-11896 11896-1446



NORTHWOOD CDD  
c/o CINDY HESSELBIRG  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380



0 1110 07 1461 1924200 0000032.91



## September Billing Information:

101444

NORTHWOOD CDD  
702 FRANKLIN ST N  
TAMPA FL 33602-4429

Account Number  
2198 0069580

Statement Date  
Sep 30, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		4,930.00	
Payments Received - Thank You	As of September 30, 2016	-4,930.00	
			\$0.00

**New Charges Due by Summary Bill Due Date** **October 14, 2016**  
**SUMMARY BILL**

Please see attached for account billing details  
Amount not paid by due date may be assessed a late payment charge.

**This Month's Detail Charges** \$5,280.31  
**Total Due** **\$5,280.31**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)



10-10-16  
PAID  
4301

Approved 11/2/2016 by dthomas



Account No.  
2198 0069580

**New Charges**  
\$5,280.31  
**Payable by Oct 14**

**Total Bill Amount**  
\$5,280.31

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

101444

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318



NORTHWOOD CDD  
c/o DISTRICT MANAGEMENT SVCS  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380



**INVOICE  
SPECIAL COVERAGES**

9/22/2016 FMIT# 0749

Ms. Tara Horvath  
Accounts Payable Analyst  
Northwood Community Development District  
c/o DMS 5680 West Cypress Street Suite A  
Tampa, FL 33607

MAKE CHECKS PAYABLE TO:

FLORIDA MUNICIPAL INSURANCE TRUST  
POST OFFICE BOX 1757  
TALLAHASSEE FL 32302-1757

PLEASE RETURN ONE COPY OF THIS INVOICE WITH YOUR CHECK BY 10/7/2016.  
IF FULL PREMIUM PAYMENT IS NOT RECEIVED BY 10/7/2016, THE POLICY IS SUBJECT TO CANCELLATION  
FOR NON-PAYMENT OF PREMIUM BY THE INSURER.

51300  
prepaid

4902

10-10-16  
324.11

DESCRIPTION	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE
A-3 BONDS UTILITY PAYMENT BOND TOTAL LIMIT: \$4,225	101084457	10/28/2016	10/28/2017

**PREMIUMS**

BASE PREMIUM:	\$100.00
ADDITIONAL INSURED(S):	
TERRORISM:	
INSPECTION FEE:	
POLICY FEE:	
FEES:	

**TOTAL POLICY PREMIUM:** \$ 100.00

Ancillary insurance coverage includes any insurance coverage not currently available directly from the Florida Municipal Insurance Trust. When the Florida League of Cities, Inc. acts as intermediary or agency in facilitating ancillary insurance coverage for a member with a third party insurer, the Florida League of Cities, Inc. shall not be liable to the member if the third party insurer becomes insolvent at any time after coverage has commenced. The Florida League of Cities, Inc. shall use reasonable skill and judgment in securing any such ancillary insurance coverage. However, it is not a guarantor of the financial condition of any third party insurer and is entitled to reasonably rely upon generally accepted financial, actuarial and/or insurance industry data when facilitating ancillary insurance coverage.

Approved 11/2/2016 by dthomas

## Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Northwood Community Development District  
5680 W. Cypress Street, Suite 5680A  
Tampa, FL 33607

Invoice No. 14825  
Date 10/03/2016

---

### SERVICE

### AMOUNT

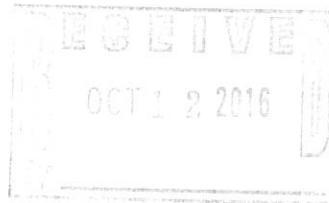
Audit FYE 09/30/2015

\$ 1,400.00

Current Amount Due

\$ 1,400.00

3202  
DU  
10-19-14



Approved 11/2/2016 by dthomas

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,900.00	0.00	0.00	0.00	0.00	1,900.00

Payment due upon receipt.

**Tampa Bay Times**  
tampabay.com

Account Rep:  
Credit Rep: 727-893-8282  
Fed Tax ID: 59-0482470

PERIOD ENDING	09/30/16
PREVIOUS BALANCE	\$717.89
CURRENT CHARGES	\$9.01
ADJUSTMENTS	\$0.00
PAYMENTS	(\$117.20)
<b>BALANCE DUE</b>	<b>\$609.70</b>

pd  
10/03 (597.69)  
12.01

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$717.89
	09/26/16				Payment #4315			(\$117.20)
	09/30/16				FINANCE CHARGE			\$9.01

10-10-16  
4801

**Tampa Bay Times**  
tampabay.com

**Amount due: \$609.70**

Due Date: 10/30/2016 Amount Paid:

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
09/01/16 - 09/30/16	NORTHWOOD COMM	117533			
<b>Total Amount Due</b>	<b>Current Period</b>	<b>30 Days</b>	<b>60 Days</b>	<b>90 Days</b>	<b>120 Days</b>
\$609.70	\$9.01	\$8.88	\$591.81	\$0.00	\$0.00

REMIT TO:  
TAMPA BAY TIMES  
DEPT 3396  
P O BOX 123396  
DALLAS, TX 75312-3396

200117533000000000000000300900000090100000088800005918100000000000000000000000000000000040







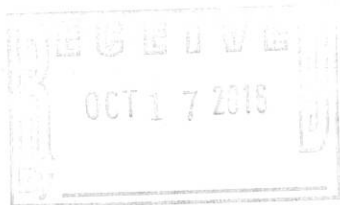
2100 NW 33rd Street Pompano Beach, FL 33069  
1-800-432-4302 - Fax (954) 977-7877

## Invoice

INVOICE DATE: 9/30/2016  
INVOICE NUMBER: 0000355049  
CUSTOMER NUMBER: 0067690  
PO NUMBER:  
PAYMENT TERMS: Net 30

Northwood CDD-MISC  
C/O Meritus Districts  
5680 West Cypress Street #A  
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Aquascaping - Sites 4, 5, 6, 7, 8, 9 and 28		7,455.00	7,455.00



4407  
DH  
10-19-14

SALES TAX: (0.0%) \$0.00  
LESS PAYMENT: \$0.00  
TOTAL DUE: \$7,455.00

*A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE*

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)  
\*Please include contact name and phone number\*

DATE: 9/30/2016  
INVOICE NUMBER: 0000355049  
CUSTOMER NUMBER: 0067690  
TOTAL AMOUNT DUE: \$7,455.00

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Approved 11/12/2016 by dthomas



11749 Crestridge Loop  
Trinity, FL 34655

# Invoice

Date	Invoice #
10/12/2016	1444

Bill To
Northwood CDD Big Sun Drive Wesley Chapel, FL 33544 Attn: Cindy

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	18x24 (4/4) "Meet and Greet - CDD"	6	20.00	120.00T

<b>Subtotal</b>	\$120.00
<b>Sales Tax (7.0%)</b>	\$8.40
<b>Total</b>	\$128.40
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$128.40

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

501  
10-19-16

Approved 11/2/2016 by dthomas



PAGE 1

4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (513) 735-1157

STATEMENT

CUSTOMER NO:

DATE: 003044327  
10/11/2016

Promotional Advertising • Calendars • Wearables • Business Gifts

To:

Authorized Dealer:

NORTHWOOD CDD  
2005 PAN AM CIRCLE, SUITE  
ERIN TENBROEK  
TAMPA FL 33607MG Promotional Products  
PHONE: 8139499000  
DEALER #: 88178

INVOICE #	SHIP DATE	DESCRIPTION	AMOUNT	BALANCE DUE	DAYS OLD	BUYER	CUSTOMER PO
60809320	8/16/16	1 250-LASER CHECKS, MARBL	97.55	97.55	46	ERIN TENBROEK	NORTHWOOD C
		FINANCE CHARGE		.76			
		TOTAL DUE		98.31			

4101  
DHO-19.14

OCT 11 2016

## PAYMENT REMINDER

Our Records indicate that we have not received payment of the invoice(s) listed above. For your convenience, payment can also be made by calling our credit department at 1-800-607-8824. We accept all major credit cards, or Kaeser and Blair can debit your checking account at no additional charge to you.

If payment has already been made, please disregard this notice.

4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824

## REMITTANCE

CUSTOMER NO: 003044327  
DATE: 10/11/2016

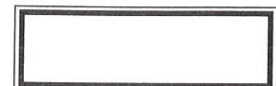
Customer

NORTHWOOD CDD  
2005 PAN AM CIRCLE, SUITE  
ERIN TENBROEK  
TAMPA FL 33607

Please list invoice(s) paid

To Pay By Credit Card  
☐ VISA ☐ M/C ☐ DISCOVER ☐ AMEX

Amount Paid



Exp. Date \_\_\_\_/\_\_\_\_/\_\_\_\_

SIGNATURE





PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
9/14/2016	112988

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Estimate #
34161

Work Order #

PO / PA #

PA 10-10-14

53900 4007

Description	Qty	Rate	Amount
Removal of some plant material for new	1	150.00	150.00
3 gal dwarf alamanda	28	15.00	420.00
3 gal xzora yellow and orange	16	16.25	260.00
Annual beds orange marmalade -10 to a tray, 300 annuals total	30	19.25	577.50
Pine straw included.			

Northwood CDD	Total	\$1,407.50
---------------	-------	------------

<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	10/14/2016	Balance Due	\$1,407.50

Approved 11/2/2016 by dthomas



# Invoice

PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
10/12/2016	114002

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Estimate #
34532

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Remove (5) slash pine, Remove (2) Washingtonia Palms. Removal of all these trees will include grinding of stumps and haul way all debris.	1	3,850.00	3,850.00
Northwood CDD		Total	\$3,850.00
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	11/11/2016	Balance Due \$3,850.00

Approved 11/12/2016 by dthomas

4404  
DTH  
10-19-16

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	09/28/16	27249337	\$286.00	Upon Receipt

**Nature Of Service: Installation Charge****Current Charges:**

09/28/16 Job Number: 1746386205  
 Amount  
 Amount: \$286.00 Tax: \$0.00 \$286.00  
 Based on 100 % Completion of Job - Total Cost 286.00  
 Less 0.00 Billed Previously

**Total Balance Due: \$286.00**

**Did you know... Failure to include your invoice could cause a delay  
 in processing your payment.**

**Don't Forget to Include the Following With Your Payment:**  
**Customer Number**  
**Invoice Number**

2408  
 Del  
 10-19-16

**Late Fee Policy:** A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

**Customer Number:**

01300 117463862

**Business/Account Name:**

NORTHWOOD COMMUNITY.

**Service Address:**

27248 Big Sur Dr  
 Development District  
 Wesley Chapel, FL 33544-6656

**For Questions:** 1.800.2.TYCO.IS

Need a copy of our new W9?

Visit us at [www.tycois.com/legal](http://www.tycois.com/legal)

**It's fast and even more  
 important - it's easy! You can  
 save time and money  
 paying your bill. Please see  
 the back of your invoice to see  
 how you can setup your  
 account for automatic  
 payments using your bank  
 account!**

Visit [www.TycoIS.com](http://www.TycoIS.com) for up-to-date  
 security services information for your  
 business.

**To pay this invoice and/or future  
 recurring invoice by credit card,  
 follow the instructions on the  
 back of this invoice.**

**TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL**

Page 1 of 2

1oz BRE

Tyco Integrated Security LLC  
 10405 Crosspoint Blvd.  
 Indianapolis, IN 46256

7502 6000 NO RP 29 09292016 YNNNNNN 0000255 S1 T1  
 255 1 MB 0.416

#BWNKFYG  
 #268364711003100#  
 NORTHWOOD COMMUNITY  
 ATTN DISTRICT INVOICES  
 DEVELOPMENT DISTRICT  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607-1775



Payment Coupon Please detach and enclose this coupon with your payment. Do not  
 send cash. Please write your customer number on your check or  
 money order and make payable to: **Tyco Integrated Security LLC**

☐ If you want to pay by credit card or make any changes to your billing or  
 service account information, please check here and enter the new  
 information on the back of this invoice.

**Invoice Number:** 27249337  
**Invoice Date:** 09/28/16  
**Customer Number:** 01300 117463862  
**Due Date:** Upon Receipt

Please Pay  
 This Amount

**\$286.00**

Amount  
 Enclosed: \$

▼ MAIL PAYMENT TO ▼

Tyco Integrated Security LLC  
 P.O. Box 371967  
 Pittsburgh, PA 15250-7967



001174638620002724933701028160000286000000286007

Approved 11/2/2016 by dthomas

# Northwood Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2016



Meritus Districts  
2005 Pan Am Cir ~ Suite 120 ~ Tampa, FL 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Northwood Community Development District

## Balance Sheet

As of 9/30/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>					
Cash-Operating Account	185,347	0	0	0	185,347
Cash - Construction Account	0	0	0	0	0
Cash on Hand	0	0	0	0	0
Accounts Receivable-Other	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0
Interest Receivable	0	0	0	0	0
Other Receivables	0	0	0	0	0
Investments - SBA	245,282	0	0	0	245,282
Investments - Reserve Account - A	0	0	0	0	0
Investments - COI	0	0	0	0	0
Investments - Construction Account	0	0	0	0	0
Investments - Prepayment Account - A	0	0	0	0	0
Investments - Revenue Account	0	0	0	0	0
Investments - Revenue Account 2008	0	157,915	0	0	157,915
Investments - Interest Account 2008	0	0	0	0	0
Investments - Reserve Account - A	0	1	0	0	1
Investments - Escrow Deposit	0	0	0	0	0
Investments - Sinking Fund 2008	0	0	0	0	0
Sinking Fund - Net Inc (Dec) In Fair Value	0	0	0	0	0
Prepaid Items - Misc	0	0	0	0	0
Prepaid Auto Insurance	0	0	0	0	0
Prepaid Property Ins	6,093	0	0	0	6,093
Prepaid Insurance-Gen Liab	1,446	0	0	0	1,446
Prepaid Insurance-Professional Liability	2,950	0	0	0	2,950
Prepaid Trustee Fees	0	0	0	0	0
Deposits - Misc	0	0	0	0	0
Deposits - Electric	1,900	0	0	0	1,900
Buildings	0	0	341,662	0	341,662
Improvements Other Than Buildings	0	0	7,679,714	0	7,679,714



# Northwood Community Development District

## Balance Sheet

As of 9/30/2016

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Furniture, Fixtures & Equipment	0	0	59,796	0	59,796
Cost of Issuance	0	0	204,770	0	204,770
Construction Work In Progress	0	0	97,851	0	97,851
Amount Available-Debt Service	0	0	0	157,916	157,916
Amount To Be Provided-Debt Service	0	0	0	122,084	122,084
Total Assets	<u>443,018</u>	<u>157,916</u>	<u>8,383,792</u>	<u>280,000</u>	<u>9,264,726</u>
Liabilities					
Accounts Payable	51,884	0	0	0	51,884
Accounts Payable - Other	0	0	0	0	0
Credit Card Payable	0	0	0	0	0
Retainage Payable	0	0	0	0	0
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	0	0	0	0	0
Refundable Deposits	0	0	0	0	0
Due to Developer	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0
2008 Refunding Bonds Payable	0	0	0	280,000	280,000
Total Liabilities	<u>51,884</u>	<u>0</u>	<u>0</u>	<u>280,000</u>	<u>331,884</u>
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	82,500	(2,376,592)	0	0	(2,294,092)
Fund Balance-Unreserved	325,692	2,534,864	0	0	2,860,557
Investment In General Fixed Assets	0	0	8,383,792	0	8,383,792
Other	(17,058)	(357)	0	0	(17,415)
Total Fund Equity & Other Credits Contributed Capital	<u>391,134</u>	<u>157,916</u>	<u>8,383,792</u>	<u>0</u>	<u>8,932,842</u>
Total Liabilities & Fund Equity	<u>443,018</u>	<u>157,916</u>	<u>8,383,792</u>	<u>280,000</u>	<u>9,264,726</u>

# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	570,164	573,151	2,987	1 %
Brought Forward				
Miscellaneous	50,950	0	(50,950)	(100)%
Interest Earnings				
Interest Earnings	750	1,492	742	99 %
Other Miscellaneous Revenues				
Miscellaneous	300	1,670	1,370	457 %
Clubhouse Rentals	2,500	2,374	(126)	(5)%
Total Revenues	624,664	578,687	(45,977)	(7)%
Expenditures				
Legislative				
Supervisor Fees	17,000	11,770	5,230	31 %
Financial & Administrative				
District Manager	57,500	57,500	0	0 %
District Engineer	5,000	6,521	(1,521)	(30)%
Dissemination Agent	1,000	1,000	0	0 %
Trustees Fees	4,000	4,337	(337)	(8)%
Auditing Services	5,000	4,500	500	10 %
Postage, Phone, Faxes, Copies	1,000	1,177	(177)	(18)%
Public Officials Insurance	1,800	2,111	(311)	(17)%
Legal Advertising	800	2,087	(1,287)	(161)%
Bank Fees	600	588	12	2 %
Dues, Licenses & Fees	600	755	(155)	(26)%
Office Supplies	200	93	107	54 %
Website Administration	0	266	(266)	0 %
Legal Counsel				
District Counsel	10,000	5,022	4,978	50 %
Electric Utility Services				
Electric Utility Services	60,000	61,045	(1,045)	(2)%
Garbage/Solid Waste Control Services				
Garbage Collection	64,914	70,284	(5,370)	(8)%
Water-Sewer Combination Services				
Water Utility Services	7,000	5,802	1,198	17 %
Other Physical Environment				
Field Staff	80,000	68,020	11,980	15 %
Property & Casualty Insurance	10,000	11,303	(1,303)	(13)%
Landscape Maintenance - Contract	78,000	88,715	(10,715)	(14)%
Landscape Maintenance - Other	10,000	14,270	(4,270)	(43)%
Lake Repairs & Maintenance	14,140	15,400	(1,260)	(9)%
Plant Replacement Program	10,000	25,649	(15,649)	(156)%
Irrigation Maintenance	5,000	5,937	(937)	(19)%
Asset Repairs & Maintenance	5,000	7,983	(2,983)	(60)%

# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fund - 001

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Landscape Maintenance-Consultants	4,500	3,855	645	14 %
Road & Street Facilities				
Decorative Light Maintenance	7,500	2,861	4,639	62 %
Pavement/Signage/Wall Repairs	25,000	6,831	18,169	73 %
Parks & Recreation				
Security Patrol	36,679	25,211	11,468	31 %
Pool Repairs & Maintenance	18,000	19,634	(1,634)	(9)%
Cabana Maintenance	1,800	1,039	761	42 %
Clubhouse Supplies	5,000	5,677	(677)	(14)%
Clubhouse Maintenance	3,200	3,341	(141)	(4)%
Clubhouse Furniture & Equipment	2,000	425	1,575	79 %
Park Facility Maintenance	7,000	2,566	4,434	63 %
Clubhouse Gate	1,500	4,703	(3,203)	(214)%
Special Events	5,000	3,757	1,243	25 %
Security System	3,000	4,312	(1,312)	(44)%
Facility Telephone and Internet Service	5,500	2,532	2,968	54 %
Pool Furniture	13,000	0	13,000	100 %
Other Expenses				
Community Enhancement Projects	37,431	36,865	566	2 %
Total Expenditures	624,664	595,745	28,919	5 %
Subtotal: Rev Over / (Under) Exp	0	(17,058)	(17,058)	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	(17,058)	(17,058)	0 %



# Northwood Community Development District

## Statement of Revenues and Expenditures

### Debt Service Fund - 200

From 10/1/2015 Through 9/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	291,900	296,834	4,934	2 %
Interest Earnings				
Interest Earnings	0	9	9	0 %
Total Revenues	291,900	296,843	4,943	2 %
Subtotal: Rev Over / (Under) Exp	291,900	296,843	4,943	2 %
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	16,900	22,200	(5,300)	(31)%
Principal Payments	275,000	275,000	0	0 %
Total Exp - Other Financing Sources	291,900	297,200	(5,300)	(2)%
Subtotal (OFS): Rev Over / (Under) Exp	(291,900)	(297,200)	(5,300)	2 %
Total: Revenues Over / Under Expenditures	0	(357)	(357)	0 %

**Northwood Community Development District  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 09/30/16**

**Reconciliation Date: 9/30/2016**

**Status: Locked**

Bank Balance	188,639.75
Less Outstanding Checks/Vouchers	3,292.90
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	185,346.85
Balance Per Books	<u>185,346.85</u>
Unreconciled Difference	<u><u>0.00</u></u>

**Click the Next Page toolbar button to view details.**

**Northwood Community Development District  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 09/30/16**

**Reconciliation Date: 9/30/2016**

**Status: Locked**

**Outstanding Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
3436	3/13/2014	System Generated Check/Voucher	184.70	Elvis DaGama
3794	3/19/2015	System Generated Check/Voucher	184.70	Elvis DaGama
3901	7/1/2015	System Generated Check/Voucher	184.70	Burnis Kilpatrick
3927	7/23/2015	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4016	10/15/2015	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4101	1/22/2016	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4182	4/28/2016	System Generated Check/Voucher	184.70	Burnis Kilpatrick
4232	6/24/2016	System Generated Check/Voucher	200.00	Burnis Kilpatrick
4292	8/17/2016	System Generated Check/Voucher	200.00	Elvis DaGama
4298	8/17/2016	System Generated Check/Voucher	1,000.00	Prager & Co., LLC
4317	9/23/2016	System Generated Check/Voucher	200.00	Elvis DaGama
4318	9/23/2016	System Generated Check/Voucher	200.00	Burnis Kilpatrick
4320	9/23/2016	System Generated Check/Voucher	200.00	Karen E. Uhlig
Outstanding Checks/Vouchers			3,292.90	

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 1 of 4  
36/F00/0175/0 /40

09/30/2016  
0000



## Account Statement

NORTHWOOD COMMUNITY DEVELOPMENT DIST  
2005 PAN AM CIRCLE SUITE 120  
TAMPA FL 33607

Questions? Please call  
1-800-786-8787

AS REQUIRED BY THE STATE OF FLORIDA, THIS IS YOUR ANNUAL CONFIRMATION STATEMENT FOR THIS PUBLIC FUND ACCOUNT. IF THIS INFORMATION DOES NOT AGREE WITH YOUR RECORDS, PLEASE CONTACT US AT 404.588.7173. SUNTRUST BANK EIN #58-0466330

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS NOW		09/01/2016 - 09/30/2016

Description	Amount	Description	Amount
Beginning Balance	\$216,071.70	Average Balance	\$203,000.77
Deposits/Credits	\$1,846.66	Average Collected Balance	\$202,990.33
Checks	\$21,541.25	Number of Days in Statement Period	30
Withdrawals/Debits	\$7,737.36	Annual Percentage Yield Earned	0.06
Ending Balance	\$188,639.75	Interest Paid Year to Date	\$130.55

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #
	09/27	1,840.00		DEPOSIT			
	09/30	6.66		INTEREST PAID THIS STATEMENT THRU 09/30			
Deposits/Credits: 2				Total Items Deposited: 6			

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount
	3641	81.77	09/21	4310	2,500.00	09/15	4316	4,930.00
	*4297	390.00	09/09	4311	36.22	09/19	*4319	200.00
	*4302	200.00	09/06	4312	1,180.00	09/19	*4321	200.00
	*4306	4,884.30	09/02	4313	801.94	09/20	4322	405.00
	*4308	32.40	09/06	4314	5,359.50	09/28		
	4309	222.92	09/19	4315	117.20	09/27		

Checks: 16

\*Break in check sequence

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	09/02	2,333.39		ELECTRONIC/ACH DEBIT DECISIONHR IX PAYROLL 562300000000004
	09/06	40.09		POINT OF SALE DEBIT WINN DIXIE #25 TAMPA FL 09152902
	09/14	15.57		CHECK CARD PURCHASE TARGET 00013821 WESLEY CHAPELFL
	09/14	124.88		CHECK CARD PURCHASE MARSHALLS #464 WESLEY CHAPELFL
	09/16	2,523.06		ELECTRONIC/ACH DEBIT DECISIONHR IX PAYROLL 562300000000005
	09/19	10.69		ELECTRONIC/ACH DEBIT STB CREDIT CARD PAYMENT 448848110901072
	09/21	57.75		ACCOUNT ANALYSIS FEE
	09/30	2,423.62		ELECTRONIC/ACH DEBIT DECISIONHR IX PAYROLL 562300000000004
	09/30	79.37		CHECK CARD PURCHASE WM SUPERCENTER #2740 TAMPA FL

09/30/2016



## Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description		
	09/30	128.94		CHECK CARD PURCHASE MICHAELS STORES 2726	TAMPA	TR DATE 09/29 FL

Withdrawals/Debits: 10

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	09/01	216,071.70	216,071.70	09/20	200,776.24	200,776.24
	09/02	208,854.01	208,854.01	09/21	200,636.72	200,636.72
	09/06	208,581.52	208,581.52	09/22	195,706.72	195,706.72
	09/09	208,191.52	208,191.52	09/27	197,429.52	195,589.52
	09/14	208,051.07	208,051.07	09/28	192,070.02	191,970.02
	09/15	205,551.07	205,551.07	09/29	191,265.02	191,257.02
	09/16	203,028.01	203,028.01	09/30	188,639.75	188,639.75
	09/19	201,578.18	201,578.18			

To change your address, please call 1-800-SUNTRUST (1-800-786-8787). Business clients call 1-800-752-2515

**Complete this section to balance this statement to your transaction register.**

Month \_\_\_\_\_ Year \_\_\_\_\_

**Bank Balance Shown on statement** \$ \_\_\_\_\_

**Add (+)** \$ \_\_\_\_\_  
Deposits not shown on this  
statement (if any). \_\_\_\_\_

**Total (+)**     \$ \_\_\_\_\_

**Subtract (-)**

Checks and other items outstanding but not paid on this statement (if any).

[illegible]

**Total (-) \$**

<b>Balance</b>	<b>\$</b>
----------------	-----------

These balances should agree

<b>Your Transaction</b>	
<b>Register Balance</b>	\$

Add (+) \$

Other credits shown on  
this statement but not  
in transaction register.

Add (+) \$

Interest paid (for use in balancing interest-bearing accounts only).

Total (+)	\$
-----------	----

**Subtract (-)** Other debits shown on this statement but not in transaction register.

Service Fees (if any)	\$

Total (-) \$ \_\_\_\_\_

Balance	\$
---------	----

### **In Case Of Errors Or Questions About Your Electronic Transfers (ETF)**

**In Case of Errors or Questions About Your Electronic Transfers (ET)**  
Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

## NOW-360 Action Item

Date	October
District	Northwood

#	Action Item Description	Responsible	Open Date	Status	
1	Wall Repair	TS	january	open	
2	Drainage repair proposals	TS		working	TS was asked to go look at different options
3	Wall Repairs (front Entrance and caps)	ch	October	working	approval was sent to vendor scheduled for 3rd week in November
4	separate maintenance list and wish list and include in monthly meeting book each month so it can be reviewed/updated/changed	ch	October	Done	
5	Inform HOA Management Company about Light and tree and have owner trim tree	ch	October	Done	
6	Sings/snacks and set up for CDD meet and greet	dh	October	Done	
7	Purchase light for front entrance way	ch	October	Working	Working with resident Dawn Meeks on size and style
8	Proposal from LMP for cleanup of pond	ch	October	Done	
9	schedule pressure wash for sidewalks	ch	October	Done	Week of 11/10
10	include wall painting and pricing in November meeting book	ch	October per chairman	Done	
11					
12					

# Northwood CDD Property Priority Maintenance List

				<b>COST OF PROJECT</b>
				E=ESTIMATED
				P=PROPOSED
				P 4,500.00
<b>I</b>	<b>WALL REPAIRS</b>			
A.	FRONT ENTRANCE	APPROVED AT OCTOBER'S MTG.	SCHEDULED FOR 3RD WEEK IN NOV.	
B	WALL CAPS	APPROVED AT OCTOBER'S MTG	SCHEDULED FOR 3RD WEEK IN NOV.	P 2,000
C	ENTIRE WALL REPAIR	TWO PROPOSALS AND COLOR CHOICES INCLUDED IN NOV. BOOK		P 40,000
<b>II.</b>	<b>BALL COURTS RESURFACING</b>			E 10,000
<b>III.</b>	<b>LANDSCAPE UPGRADES</b>	ONGOING		



# NORTHWOOD WISH LIST

## COST OF PROJECT

E=ESTIMATED

P=PROPOSED

I.	NEW SIGNAGE	
A.	SECONDARY ENTRANCE SIGN	E 18,000
B.	DECORATIVE STREET SIGNS	E 53,000
<hr/>		
II.	CLUBHOUSE UPGRADES	
A.	NEW FLOORING	E 19,000
B.	FURNITURE	E 5,000
C.	POOL FURNITURE (MORE)	E 8,000
<hr/>		
III.	OTHER	
A.	FOUNTAIN AT OTHER END OF NORTHWOOD PALMS	E11,000
	LANDSCAPE LIGHTING AND ENTRY SIGN LIGHTING	E7,500
	FAUX ROCK ON COLUMNS OR DECORATIVE CONCRETE	?
	LED LIGHTS AND DECORATIVE LIGHT POLES THROUGH OUT THE COMMUNITY	?

# Meritus Districts

## MONTHLY AMENITIES INSPECTION GRADESHEET

October

### AMENITIES

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
CLUBHOUSE CARPET	5	5	0	Josue has spent a lot of time on intermitten stains between quaterly cleanings
CLUBHOUSE WALLS	5	5	0	
CLUBHOUSE FURNITURE	5	3	-2	Starting to show wear and tear
CLUBHOUSE EQUIPMENT	5	5	0	
POOL /POOL EQUIPMENT	5	5	0	
DECKING/WALKWAYS/PARKING	5	4	-1	Looking a little dirty Josue to clean up with blower and hose
COURTS	5	3	-2	* ask Board
POOL FURNITURE/EQUIPMENT	5	5	0	
FIRST AID/SAFETY ITEMS	5	5	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	4	-1	needs to be power washed
SHADE STRUCTURE AND TABLES	5	4	-1	Picnic tables at park are warping need to think about replacing
RESTROOMS	5	3	-2	Park Baths always gross: poor Jouse. In future suggest to hire crime scene cleanup company. Keep bathrooms locked and giveout keys to parents with small children.
STREET LIGHTING	5	5	0	ALL LIGHTS ON DURING INSPECTION ON MAIN BLVD
ACCESS & MONITORING SYSTEM	5	5	0	

IT/SECURITY SYSTEMS	5	5	0	
TRASH RECEPTACLES	5	5	0	Pool cans have been replaced
CLUBHOUSE EXTERIOR	5	5	0	
SAFETY AND SECURITY	5	5	0	
STORAGE AREAS	5	5	0	
TOTAL	100	91	-9	91%



Site: Northwood  
November 3 2016

<b>MONUMENTS AND SIGNS</b>					
LIGHTING		20	20	0	n/a
CLEAR VISIBILITY (Landscaping)		20	20	0	
PAINTING		20	14	-6	Please Paint the Walls!!
CLEANLINESS		20	18	-2	
GENERAL CONDITION		20	17	-3	
	TOTALS	100	89	-11	89%
<b>HIGH IMPACT LANDSCAPING</b>					
ENTRANCE MONUMENT		25	24	-1	Landscape looks good
CLUBHOUSE		25	24	-1	
SUBDIVISION MONUMENTS		25	24	-1	
MAIN BOULEVARD		25	24	-1	
	TOTALS	100	96	-4	96%
<b>HARDSCAPE ELEMENTS</b>					
WALLS/FENCING		25	18	-7	
SIDEWALKS		25	23	-2	scheduled power washing
SPECIALTY MONUMENTS		25	25	0	na
STREETS		25	24	-1	better
	TOTALS	100	90	-10	90%

**Grand Totals                      300                      275                      -25                      92%**



## District Management Services

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: \_\_\_\_\_

Date: 11/1/16

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

#### LANDSCAPE MAINTENANCE

TURF	5	5	0	_____
TURF FERTILITY	10	10	0	_____
TURF EDGING	5	5	0	_____
WEED CONTROL - TURF AREAS	5	4	-1	_____
TURF INSECT/DISEASE CONTROL	10	10	0	_____
PLANT FERTILITY	5	4	-1	_____
WEED CONTROL - BED AREAS	5	4	-1	_____
PLANT INSECT/DISEASE CONTROL	5	5	0	_____
PRUNING	10	9	-1	_____
CLEANLINESS	5	5	0	_____
MULCHING	5	5	0	_____
WATER/IRRIGATION MGMT	8	7	-1	_____
				_____

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	_____
INSECT/DISEASE CONTROL	7	7	0	_____
DEADHEADING/PRUNING	3	3	0	_____

**SCORE**

100	95	-5	95%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_

\_\_\_\_\_



# Meritus Districts

## Monthly Pond Maintenance Inspection

Site: Northwood

Date: 3-Nov-16

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

DEBRI	20	18	-2	Spoke to Sabrina and to LMP about Debri around the ponds Keep eye out on better upkeep from both vendors
-------	----	----	----	--

INVASIVE MATERIAL (FLOATING)	20	18	-2	
------------------------------	----	----	----	--

INVASIVE MATERIAL (SUBMERSED)	20	20	0	None seen
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FOUNTAINS/AERATORS	20	20	0	
--------------------	----	----	---	--

DESIRABLE PLANTS	20	17	-3	-3
------------------	----	----	----	----

TOTAL

TOTALS	100	93%	-5	93%
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## **NORTHWOOD CDD**

LANDSCAPE INSPECTION

October 5, 2016

ATTENDING:

CINDY HESSELBIRG – NORTHWOOD CDD

SAM TILLIS – LMP

PAUL WOODS– OLM, INC.

**SCORE: 92%**

**NEXT INSPECTION  
NOVEMBER 2, 2016 AT 1:30 PM**

---

### **CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 8/3/16**

#### **BOULEVARD**

12. Control hot spots in turf along right-of-way adjacent to bridge along inbound lane. Replace St. Augustine that does not fully recover under warranty.

### **CATEGORY II: MAINTENANCE ITEMS**

#### **CLUBHOUSE**

1. Control weeds in pavement cracks and rock beds.
2. Use selective herbicides to control grassy weeds in volleyball court area, promoting infilling growth of St. Augustine and Bermuda.
3. Replace declining Allamanda at “Welcome” sign under warranty.
4. Improve vigor of Crossandra at notice board.
5. Monument signs: Prune Ligustrum limbs and branches as needed to maintain a symmetrical appearance.
6. Prune Hawaiian Ti as needed for clear visibility of monument signs.

#### **BOULEVARD**

7. Control crack weeds along Miami curbs, buffing out with line trimmers.
8. Carlisle monument sign at Breakers Drive: Prune stubs from Ligustrums.
9. Pinch Sweet Potato Vine as needed to maintain clear visibility of lettering on monument signs.
10. Prune all plant material off of wall for repair / restoration project.
11. Remove windfall and debris from beds.
12. **Replace declining turf under warranty near Rose garden benches and in median island at the gatehouse.**



13. Prune sucker growth from Wax Myrtles along lake side walk.
14. Remove or transplant Knockout Roses along entrance wall islands.
15. Preserve monument at Coral Springs Drive: Remove Ligustrum stump.

#### COUNTY LINE ROAD FRONTAGE

16. Control disease in St. Augustine turf. Replace turf that does not recover within the next 15 days.
17. **Control Mite damage in Fakahatchee Grass along inbound lanes.**
18. Prune Philodendrons, maintaining clearance around planter structures along boulevard right-of-ways.

#### **CATEGORY III: IMPROVEMENTS – PRICING**

NONE

#### **CATEGORY IV: NOTES TO OWNER**

NONE

#### **CATEGORY V: NOTES TO CONTRACTOR**

NONE

PGW:ml

cc: Cindy Hesselbirg [chesselbirg@dms-us.com](mailto:chesselbirg@dms-us.com)  
Scott Carlson [scott.carlson@lmpipro.com](mailto:scott.carlson@lmpipro.com)  
Sam Tillis – [sam.tillis@lmpipro.com](mailto:sam.tillis@lmpipro.com)  
Jason Liggett – [Jason.liggett@lmpipro.com](mailto:Jason.liggett@lmpipro.com)  
Debby Hukill [debby.hukill@merituscorp.com](mailto:debby.hukill@merituscorp.com)

# NORTHWOOD CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Warranty
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	5	Nutsedge \Broadleaf
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10	2	Roses
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		12

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	5	Crossandra small and chlorotic
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date 10-5-16 Score: 92 Performance Payment™ % 100

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



# Northwood CDD Waterway Inspection Report

---

**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 11/1/2016

**Prepared for:**

Mr. Brian Howell

Meritus

2005 Pan Am Circle, Suite #120

Tampa, Florida 33607

**Prepared by:**

Joseph Hamilton, Account Representative

Aquatic Systems, Inc. – Wesley Chapel Field Office

Corporate Headquarters

2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302



9



9



9

**Comments:** Normal growth observed

Moderate Slender Spikerush was observed in the western corner and minor bottom to surface Filamentous Algae was observed around the perimeter. The newly installed Duck Potato plants are looking excellent and appear to be rooting well.



20



20



20

**Comments:** Normal growth observed

Site #20 is completely dry. Normal terrestrial grasses are observed however the pond outflow structure is completely clear of vegetation.





21



21



21

**Comments:** Site looks good.

Site #21 looks good. Water levels are low but the exposed banks are free of any kind of aquatics invasive grasses. Minor amounts of invasive Torpedograss and Alligatorweed growing among the beneficials along the east bank. Minor Slender Spikerush growth was observed (~10%) and will be quickly treated to ensure optimal control is maintained.



13



13



13

**Comments:** Site looks good

Pond #13 looks great! No abnormal growth was observed.





14



14



14

**Comments:** Requires attention

Pond #14 will need to be targeted for submersed vegetation, mainly Slender Spikerush and Hydrilla. Minor algae was also observed in the southern most corner of the site.



17

**Comments:** Site looks good.

Site #17 is in excellent shape grasses around the perimeter are well under control Pickerel Weed growth is very healthy as is the native Arrowhead. Lake dye could be used to improve aesthetics in this area even further.





19

**Comments:** Normal growth observed

Overall the condition of sight #19 is fantastic. Great control of grasses around the perimeter was observed. Only one issue was seen involving the growth of vines as well as the torpedo grass in a cluster by the weir on the west side of the pond.



27

**Comments:** Normal growth observed

Site #27 is almost completely dry. Normal terrestrial grasses can be seen growing and there are no signs of nuisance species.





3

**Comments:** Site looks good.

Pond #3 looks good, minor alligator weed around the perimeter but nothing outside of normal growth rates. There is a mix of Pickerelweed and Duck Potato coming along nicely on the South western bank.



1

**Comments:** Site looks good.

Pond #1 is in great shape, the wild side is well-maintained and promotion of beneficial growth is outstanding. The banks are clear of invasive grasses as are the pods of Pickerelweed. A slight PA bloom was evident and this site will be closely monitored to ensure quality.



11

**Comments:** Site looks good.

Site #11 is in excellent condition the Pickerelweed shelf in the Northeast corner is in excellent shape. However the grasses along the wild side and under the bridge do require some attention in order to keep them maintained.

**Management Summary**

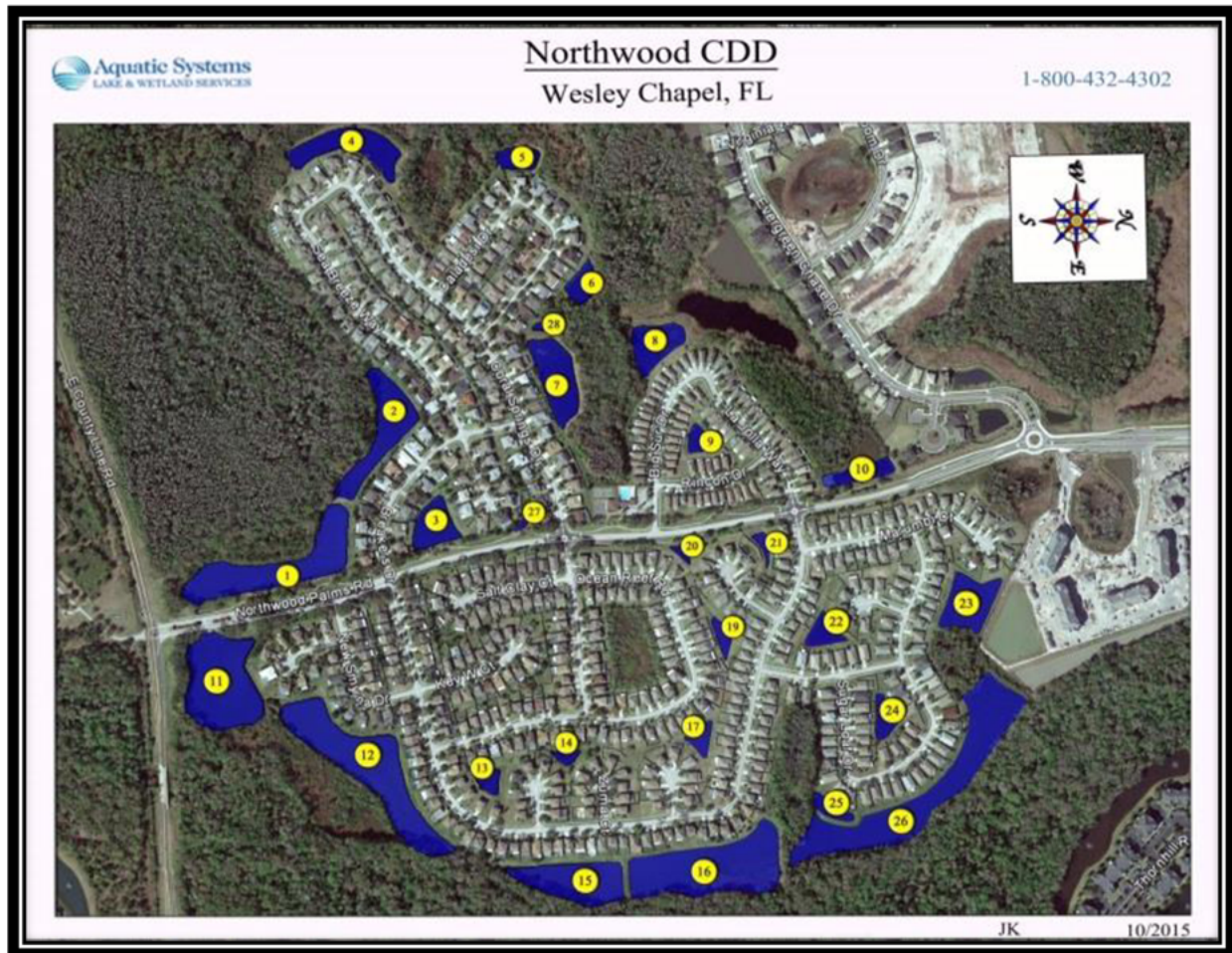
Overall this month's inspection at Northwood CDD was very positive. Majorly, the new plantings are taking root and even starting to slower in some cases which is an excellent sign. Throughout some of the sites mentioned in the report low water levels were observed. This is very typical for the "winter" months due to dryer weather patterns and lack of rain.

Areas which will receive specialty treatments during the next routine scheduled visits will be sites #9, #14 and #21 for submersed weeds. Slender Spikerush was the common culprit in each of the water bodies with the exception of #14 that contained both Slender Spikerush as well as Hydrilla. Each of these sites will be treated accordingly for the submersed vegetation and continue to be maintained. Sites #1 and #14 also were experiencing algal blooms. Site #14 will also receive attention regarding control and degradation of the algae along with submersed weed treatments. Concerning Site #1 it is important that we keep an eye on it due to the normal growth it's experiencing with the Planktonic Algae. Historically there has been minor growth and it is important to ensure it continues to be minor.

**Recommendations/Action Items**

- Use of a boat for site #1 and site #11 to aid in treatment of wild sides (and bridge area for #11)
- Start using Lake Dye on site #17 to further improve upon aesthetics.
- Submersed weed treatments for sites #9, #14 and #21 will be effective in maintaining control over the growth.
- Site #14 will also receive treatments to control the algal growth as well. Site #1 will continue to undergo observation to ensure Planktonic Algae stays at minimal growth levels







## Northwood CCD Perimeter Wall Painting

Big Sur Drive  
Tampa, Florida

Prepared for:

Cindy Hesselbirg

Meritus Associates  
2005 Pan Am Circle Suite 120  
Tampa, FL

**Dan Drohan**  
**The Sherwin Williams Company**  
**727-638-4082**  
**Swrep4545@sherwin.com**

**September 28<sup>th</sup> , 2016**

## **Part 1 - GENERAL**

### **1.1 SCOPE OF WORK**

A. Owner will provide final Scope of Work.

1. Scope to include Washing, Preparation and Painting of Perimeter Wall both sides.

B. Scope of work includes:

1. Pressure Washing-exterior building surfaces followed by pressure washing at a minimum 3000 p.s.i., sealant removal and replacement per paint spec, sealants shall be applied at all 90 degree corners per engineer recommendation, priming of exterior and application of exterior topcoat.

### **1.2 PRE-COMMENCEMENT CONFERENCE**

A. A pre-commencement conference with intended applicator, owner's representative(s), project attached specifiers (i.e., engineer or architect) and Sherwin Williams representative(s) to review specifications, owner's final scope of work and establish project requirements of all parties involved will take place prior to start of work.

### **1.3 QUALITY ASSURANCE**

A. Applicator: Company specializing in exterior waterproofing, commercial, Residential, multi-story and multi-family painting.

B. Submit with bid a minimum of five references of successfully completed Projects of similar magnitude and complexity, to include

BUILDING/COMPLEX NAME:

BUILDING ADDRESS:

TELEPHONE NUMBER:

BUILDING/RESIDENT MANAGER:

BOARD MEMBER OR OFFICER:

EXTERIOR FINISH COATING SYSTEM:

C. Include a copy of license, if required by local governing authority and applicable insurance documents.

#### **1.4 REGULATORY REQUIREMENTS**

A. Conform to applicable code for flame/fuel/smoke rating requirements for finishes.

#### **1.5 BARRIERS AND ENCLOSURES**

A. Provide to prevent public entry, to protect existing trees and plants, to provide for owners use of site, to protect existing facilities and adjacent properties from damage and to protect products and finished work from inclement weather as conditions warrant.

#### **1.6 CONSTRUCTION CLEANING**

A. Maintain areas under contractor's control free of waste materials, debris and rubbish.

B. Remove waste materials, debris and rubbish from site periodically and dispose of off-site, conforming to applicable regulations for disposal of debris.

C. Maintain disposal area in an orderly manner; prevent run-off into waterways or onto adjacent properties.

#### **1.7 STORAGE AND PROTECTION**

A. Store products immediately upon delivery, in accordance with Sherwin Williams product data sheets. All materials used on job shall be stored in a single place designated and agreed upon by the project management's Representative.

#### **1.8 ENVIRONMENTAL REQUIREMENTS**

A. Do not apply exterior coatings during inclement weather or when air or substrate surface temperature is below Sherwin Williams recommendations, unless otherwise recommended by Sherwin Williams representative.

B. Provide lighting level of 80 foot-candles measured mid-height at substrate surface.

#### **1.9 FIELD SAMPLES**

A. A job site standard of the specified surface prep, surface conditioner, and finish executed by the contractor of record prior to project commencement is strongly suggested for the purpose of satisfying owner's approval. Provide field sample panel 2 feet long by 2 feet wide illustrating surface preparation, coating color, color coverage, texture and finish.

B. Locate where directed.

C. Accepted sample may remain as part of the work, if surface is properly prepared.

## **1.10 PAYMENT SCHEDULE**

Payment draw schedule will be arranged between the owner's representative or selected GC and painting contractor (applicator).

Sherwin Williams will be provided a copy of the schedule and notification of payments by the owner. Sherwin Williams will set up an account specific to this project. Upon each draw, Sherwin Williams shall receive payment toward the account balance and will, in return, issue a "Partial Release of Lien" from the supplier.

Upon completion of the project and full payment of the account, Sherwin Williams shall issue warranty based on exterior system selected.

## **Part 2- Colors**

### **2.1 COLORS**

A. A sample of each color shall be applied to the building for color approval by the project management's representative.

## **Part 3 – EXECUTION**

### **3.1 INSPECTION**

- A. Verify surfaces are ready to receive work.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Verify substrate moisture content does not exceed recommended "dry" condition.
- D. Beginning of installation means acceptance of existing surfaces.

### **3.2 PREPARATION**

#### **A. General**

- 1. Perform preparation and cleaning procedures as recommended by Sherwin Williams and as herein specified, for each particular substrate condition, for more detailed information, see manuals and publications of standard: Such As: American Institute of Architects (AIA), Construction



Specifications Institute (CSI) or American Society for Testing and Materials (ASTM).

2. Remove or protect items not to be finish painted. After completion of painting in each space or area, reinstall removed items.

## **B. Mildew Treatment**

1. Solution concentration shall be 1 part water to 3 parts chlorine. Work solution into cracks, joints and textured surfaces with clean, stiff-bristle scrub brush. Workers should wear rubber gloves and safety goggles. Avoid skin contact and wash with soap and water when through. Allow the solution to remain on the surface for ten minutes followed by a clean water rinse.

## **C. Pressure Washing**

1. All vertical and horizontal surfaces designated in scope of work will be pressure washed for the complete removal of all mildew, chloride (salts), dust, dirt, grease, oil, loose particles, laitance, loose/peeling/blistering coatings and foreign materials.

2. The most effective method to accomplish the necessary results is the application of high pressure water blasting applied at horizontal and vertical overlapping sweeps completed at no more than 6 – 12" away from the surface. At no time will the operator attempt to wash at a distance of more than 12" away from the substrate.

3. Concrete, Masonry and Stucco Substrates: The pressure necessary to accomplish the above requirements is 3000 p.s.i. or above with a properly sized fan tip on well adhered coatings and/or an oscillating tip on marginally adhered and peeling coatings.

4. Metal Surfaces: Use 3000 p.s.i. or above with a fan or oscillating tip.

5. Wood Substrates: Use 1500 p.s.i. with a flat fan tip.

6. The unit's delivery flow at the nozzle must be between 4.5 – 7.0 gallons a minute. Local water supply should be verified with an empty 5-gallon pail and a watch with a second hand.

7. After pressure washing and mildew treatment check several areas for surface chalk and efflorescence. If chalk remains, re-wash affected areas, and allow to dry. Apply surface conditioner to obtain a slight angular sheen on the entire surface.

#### **D. Sealing Chalk and Efflorescence**

1. Verify powder residue on surface is either chalking due to weathering or alkalinity, or efflorescence. Localized powdery spots on cementitious surfaces usually indicates efflorescence or high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling; no reaction to chalk.
2. After pressure washing and mildew treatment, allow surface to dry thoroughly and check several areas of each surface for chalk and efflorescence.
3. Apply surface conditioner appropriate to degree of chalk remaining, determined as follows:  
  
Chalk ratings are as listed in ASTM 4214-89, Test Method 659.
  - a. Light Chalk: #8 on ASTM Photographic Standard.
  - b. Moderate Chalk: #6 on ASTM Photographic Standard.
  - c. Heavy Chalk: #4/2 on the ASTM Photographic Standard.
4. Apply surface conditioner solution with brush, roller, airless or pressure sprayer. For heavy chalk, work surface conditioner thoroughly into surface with brush.
5. Allow to dry according to label directions before proceeding.
6. Recheck for chalk after surface conditioner is dry. Surface conditioner should be applied to obtain a slight angular sheen on the entire surface.
7. Topcoat surface conditioner within 7 days after overnight dry.

#### **E. Sealants**

1. Install Sherwin Williams URETHANIZED Sealant Loxon 1H /Sher-Max at all specified transitions of the building's exterior wall envelope to protect from air and moisture infiltration, by removing and replacing ALL existing sealants according to SWRI (Sealant Waterproofing Restoration Institute) and ASTM C 1521-02a, Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints: examples of areas to look for:
  - a. Sealants that are in adhesive failure.
  - b. Sealants that are in cohesive failure.
  - c. Sealants with a loss of sealant properties.
  - d. Substrates cohesive failure with sealants attached.
2. Install specified sealant Sherwin Williams Loxon/Sher-max URETHANIZED SEALANT at all transitions listed, and to all transitions where they have been omitted previously, unless specifically excluded by Owner or Owner's representative in writing. This includes, but is not limited to: door, window and

fixture penetrations and perimeters; windowsills, joints and perimeters of decorative stucco bands, quoins, joints at wall to wall (i.e., inside corners created by changes in direction of joining surfaces); flashing details; control joints and between separating dissimilar materials at expansion joints, etc.; and work provided by others including attachments or intrusions when penetrating exterior coating system (i.e., downspouts, screen enclosures, railings attached to sidewalls, etc.). Sealant installed over existing sealant is strictly forbidden. NO SUBSTITUTIONS!

3. Prior to sealant application:

a. **Remove all old sealant with a caulk cutter only using caution not to damage the substrate and brush clean all residuals. Bridging/band-application over any existing sealants is unacceptable.** Dispose of all cleaning residuals/old sealant, etc. in accordance with all local and state EPA/city/county requirements.

b. Seal stucco with surface conditioner and allow to dry.

c. Fit with backer rod or bond breaker (where necessary to control maximum depth of ½" and/or to prevent three (3) sided adhesion.

4. Install specified sealant Sherwin Williams Loxon 1H; Sher-Max SEALANT. Sealant must be installed according to the manufacturer's directions. All sealant must be installed to maintain the proper width to depth ratio. All sealant will maintain a minimum of ½" width and have a minimum of ¼" intimate contact with the prepared substrate(s).

5. All sealant will be no more than ½" in depth, and no more than 1" in width except for multi-component high-performance sealant. Transitions that have anticipated movement will or where sealant depth may exceed ½" will have bond breaker tape or backer rod installed to prevent three (3) sided adhesion.

6. Expansion joints will use specified two part urethane sealants and will be installed only after proper mixing procedures. All sealant details will be tooled immediately after installation with the correct sized sealant tool.

## F. Crack Treatment

1. Concrete Block and Stucco:

a. Hairline cracks:

1. Following cleaning and preparation of chalky surfaces, apply detail coat of Conseal elastomeric patching compound.

2. Allow to dry in accordance with Sherwin Williams data sheet delay topcoating should unexpected weather or surface

changes occur, until the patching compound has cured thoroughly.

b. Cracks – 1/16" to 1/8":

1. Rake-out with knife and clean.
2. Seal with surface conditioner.
3. Bridge with ConSeal elastomeric patching compound, forming and maintaining a slight crown over the center of the crack and running the full length. Feather patching compound into the existing texture 2" on either side of the crack. Stipple or texture to blend with adjacent surfaces.
4. Allow to dry in accordance with Sherwin Williams data sheet; delay topcoating should unexpected weather or surface changes occur, until the patching compound has cured thoroughly.

c. Cracks – 1/8" to 1/4":

1. Saw-cut a V-groove following the configuration of the crack to accept application of the specified one-part urethane sealant.
2. Rake-out with knife and clean.
3. Seal with surface conditioner.
4. Install sealant.
5. Allow sealant to dry in accordance with manufacturer's instructions until sealant has achieved through cure.
6. Apply specified ConSeal elastomeric patching compound over the cured sealant, forming a slight crown over the center of the sealant and maintaining the crown the full length. Feather patching compound into the existing texture 2" on either side of the repair area. Stipple or texture to blend with adjacent surfaces.
7. Allow to dry in accordance with manufacturer's instructions; delay topcoating should unexpected weather or surface changes occur, until the patching compound has cured thoroughly.

d. Cracks – 1/4" to 1/2", if any:

1. Saw-cut crack to create joint for backer rod and specified sealant.
2. Rake-out with knife and clean.
3. Seal with specified surface conditioner.
4. Fit with backer rod.
5. Install sealant.
6. Allow sealant to dry in accordance with manufacturer's instructions until sealant has cured thoroughly.
7. Apply specified ConSeal patching compound over the cured sealant, forming a slight crown over the center of the sealant and maintaining the crown the full length. Feather patching compound into the existing texture 2" on either side of the repair area. Stipple or texture to blend with adjacent surfaces.
8. Allow to dry in accordance with manufacturer's instructions; delay topcoating should unexpected weather or surface changes occur, until the patching compound has cured thoroughly

Examples of cracks to be detailed as specified above

#### **G. Concrete, Masonry and Stucco**

Note: Cracking, splitting or spalling concrete can have an adverse effect on performance of the specified coating system. Specifications for repairs, scope of work and materials should be provided by professionals experienced in this type of work. Consultation with a structural engineer company specializing in the industry of concrete restoration is suggested.

1. Rust Stains:
  - a. From sprinkler systems, if any:
    1. Remove stains with rust stain remover. Rinse and let dry.
  - b. From imbedded iron deposits, if any:
    1. Chip, drill or chisel out.
    2. Treat stain with oxalic acid.
    3. Seal with surface conditioner.

4. Fill with patching compound, blending with adjacent surfaces.

c. Rust-through from metal lath or reinforcing steel, if any:  
1. Repair as appropriate.

2. Stucco:

a. Deteriorating stucco areas less than 2 square inches in size and 1/4" deep:

1. Sound out and remove loose stucco.
2. Seal with surface conditioner.
3. Fill with patching compound blending with adjacent surfaces.

b. Deteriorating stucco areas greater than 2 square inches in size and 1/4" deep:

1. Sound out and remove loose stucco.
2. Prime substrate with appropriate surface conditioner.
3. Replace with new stucco and blend with adjacent surfaces.
4. After proper cure time, seal with Hot Stucco

### 3.3 PROTECTION

- A. Protect elements surrounding the work of this Section from damage or disfiguration.
- B. Repair damage to other surfaces caused by work of this Section.
- C. Furnish drop cloths, shields and protective methods to prevent spray or droppings from disfiguring other surfaces.
- D. Remove empty paint containers from site.

### 3.4 FIELD SAMPLES

- A. Provide field sample panel 4 feet long by 4 feet wide illustrating coating color, color coverage, texture and finish.
- B. Locate where directed.
- C. Accepted sample may remain as part of the work, if surface is properly prepared.

### 3.5 APPLICATION

Coatings should be applied based on specified wet mil film thicknesses to achieve suggested dry film thicknesses. Spread rates available on Sherwin Williams product data sheets and product labels should be used as a guideline for material estimates. Given the available data, it is the responsibility of the applicator to determine spread rates based on surface textures, profiles and porosity after required preparation. The contractor shall also be responsible for determining the number of finish coats to provide satisfactory hide and coverage without compromising the finish and performance characteristics of the products. Sherwin Williams shall not be held responsible for any quantity estimates.

- A. Apply products in accordance with Sherwin Williams recommendations.
- B. Do not apply finishes to surfaces that are not dry.
- C. Verify surface temperature is within manufacturer's specified range.
- D. Apply each coat to film thickness as recommended by Sherwin Williams.
- E. Allow applied coat to dry before next coat is applied.
- F. Apply exterior coatings using brush and roll method, unless approved otherwise by Owner.



### 3.6 CLEANING

- A. As work proceeds, promptly remove paint where spilled, splashed or spattered.
- B. During progress of work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials and debris.
- C. Collect waste, cloths and material which may constitute a fire hazard, place in metal containers and remove daily from site.

### 3.7 MATERIALS AND PRIMERS (unless otherwise specified at system 3.8)

- A. Surface Conditioner – Concrete, Masonry and Stucco: Light Chalk SW **Loxon Masonry Conditioner Clear**. For New Stucco Use Loxon Full Body Primer A24 Series or Loxon XP A24 Series.
- B. Primer – Bare Ferrous Metal: SW **Kem Kromik Universal Metal Primer**.
- C. Primer - Rusted Ferrous Metal: SW **Macropoxy Pre Prime 920 Epoxy** applied at 7-13.5 mils wet/5-10 mils dry. Follow all label directions.
- D. Surface Conditioner – Aluminum and Galvanized Metal: Light Chalk: **Loxon Conditioner Clear**.
- E. Patching Compound – Sherwin Williams ConSeal elastomeric Waterproofing Sealant and Patching Compound, Textured or Smooth: to match and compatible with adjacent surfaces and materials; to suit application.
- F. Sealant –LOXON 1S URETHANE SEALANT: Shermax Urethane Sealant. (No Substitutions)
- G. Sealants – Expansion Joints: Per engineer's specification as applicable.
- H. Backer Rod and Bond Breaker: Compatible with adjacent surfaces and materials; to suit application. Backer rod is best placed with tools specifically designed to control depth to ½".
- I. Solvent Cleaner: See data sheet for appropriate solvent for each product.
- J. Accessory Materials: Paint additives, thinners and other materials not specifically indicated but required to achieve the finishes specified; of commercial quality.

### 3.8 FINISH SCHEDULE - EXTERIOR SURFACES

Coatings should be applied based on specified wet mil film thicknesses to achieve suggested dry film thicknesses. Spread rates available on Sherwin Williams product technical data sheets and product labels should be used as a guideline for material estimates. Given the available data, it is the responsibility of the applicator to determine spread rates based on surface textures, profiles and porosity after required preparation. The contractor shall also be responsible for determining the number of finish coats to provide satisfactory hide and coverage without compromising the finish and performance characteristics of the products. Sherwin Williams shall not be held responsible for any quantity estimates. WET FILM GAUGES MUST BE USED.

#### A. Concrete, Masonry and Stucco, Perimeter Wall -

Refer to Article 3.2 Preparation and 3.7 Materials and Primers.

1. Prime Coat: SW LOXON CONDITIONER (A24 Series) applied as Flood Coat
2. Finish: Sherwin Williams Exterior Super Paint (A89 Series)- 5 Year System

Optional Upgrade to Sherwin Williams Exterior Resilience Coating (K43 Series) – Will qualify for a seven year warranty.

#### B. Wall Cap -

Refer to Article 3.2 Preparation and 3.7 Materials and Primers.

1. Primer: SW LOXON CONDITIONER (A24 Series) applied as Flood Coat
2. Intermediate Coat :Sherwin Williams Sher-Crete Flexible Concrete Waterproofer (A5 Series) applied at min 8.0 DFT per Coat.
3. Finish: Sherwin Williams Exterior Super Paint Satin (A89 Series)- 5 Year System.

Optional Upgrade to Sherwin Williams Exterior Resilience Coating (K43 Series) – Will qualify for a seven year warranty.

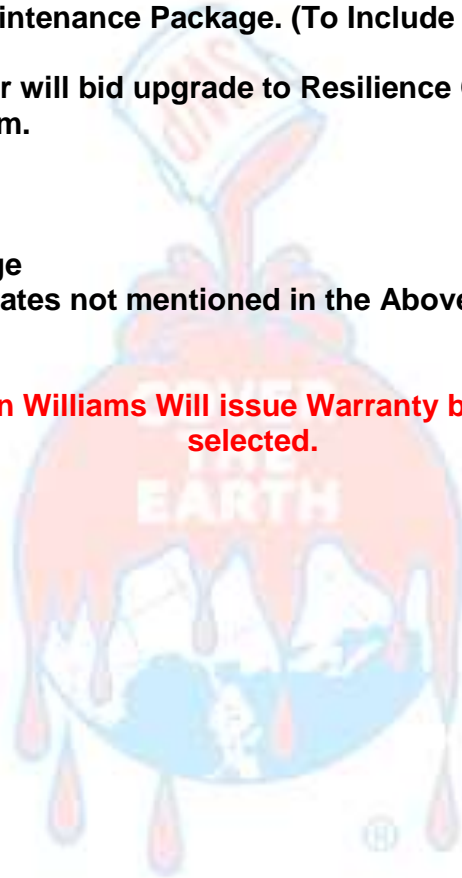
**C. OPTIONS (Line Items)**

- 1. Yearly Maintenance Package. (To Include Washing wall)**
- 2. Contractor will bid upgrade to Resilience Coating (K43 Series) system.**

**D. Exclusions –**

- 1. All Signage**
- 2. All Substrates not mentioned in the Above Specification**

**At End of Project Sherwin Williams Will issue Warranty based on the coating system selected.**



**SHERWIN  
WILLIAMS®**



1175 Gould Street • Clearwater, Florida 33756 • (727) 442-5062 • Fax (727) 441-2831  
Toll Free 1-800-673-0025

October 3, 2016

Cindy Hesselbirg  
Meritus and Associates  
2005 Pan Am Circle Suite 120  
Tampa, Florida 33607

Project: EXTERIOR PAINTING NORTHWOODS CDD PERIMETER WALL

The preparation and painting of the exterior perimeter wall located along Northwood Palms Boulevard in Wesley Chapel, Florida as outlined in the Scope of Work below:

**Scope of Work:**

1. Pressure clean, prep and paint exterior stucco walls by applying one (1) coat Sherwin Williams Loxon Conditioner A24 Series Clear and one (1) coat Sherwin Williams Exterior Super Paint Satin A89 Series.
2. Option to use Sherwin Williams Exterior Resilience Coating K43 Series to get an extra 2 years warranty.
3. Prep and paint wall cap to prevent water intrusion by applying one (1) coat Sherwin Williams Loxon Conditioner A24 Series Clear, one (1) coat Sherwin Williams Sher-Crete Flexible Concrete Waterproofer A5 Series, and one (1) finish coat Sherwin Williams Exterior Super Paint Satin A89 Series.
4. Prep and paint doors by spot priming using Sherwin Williams Kem Kromik Universal Primer B50 Series and apply one (1) coat Sherwin Williams Shercryl Semi-Gloss HPA.

5. Rusting corner bead will be removed and replaced as deemed necessary and areas where slight rust is apparent will be sanded down to a metal finish and Sherwin William 2 component encapsulon will be applied before the finish coat of paint.

6. EXCLUSIONS: Metal Railings, signage, anything not mentioned above.

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment complete in accordance with the above-mentioned Scope of Work for the sum of :

Base Bid: All walls, caps-----	\$ 26,250.00
Option to use Resilience Paints-----	\$ 28,750.00
Replace Corner Bead: App 80 lineal feet-----	\$ 1,200.00
Additional replacement if necessary upon board approval-----	\$ 12.50 per l/f
Column Repairs on EFIS walls-----	\$ 1,200.00
Apply encapsulon on corner beads-----	\$ 720.00
Prep and paint Rec Center-----	\$ 3,225.00
Prep and paint guard house and monuments signs-----	\$ 3,650.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return and initial which phases you would like done or if you choose the entire project.

Signed \_\_\_\_\_ . Date \_\_\_\_\_ .

Sincerely yours,

Billy Jones, Estimator/Project Manager

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** DEP. : A. PELLETIER  
**Date of Work :** 10/31/2016

**Event Number :** [2016506621](#)

**On arrival I checked in with the contact person, via?:** Did not  
Check In

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 60 minuts

**The other types of violations to report, such as trespassing,  
written warnings are:** N/a

**Narrative of events that took place during the time  
worked:** Patrolled the neighborhoods for security while the  
citizens were walking around. Ran radar on Northwood Palms Blvd.  
for approximately 1 hour. Issued 1 citation for no proof of insurance.  
Had a presence in all the subdivision talked to the citizens who  
appreciated my presence.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD

**Reported Snet To:** Cindy Hesselbirg

**Employee Reporting :** DEP. : S. HUGHES

**Date of Work :** 10/30/2016

**Event Number :** [2016505371](#)

**On arrival I checked in with the contact person, via?:** By phone

**Number of field interview reports:** 4

**Number of parking tickets:**

**Amount of time running radar:** 1 hour

**The other types of violations to report, such as trespassing, written warnings are:** 4 Trespass Warnings

## **Narrative of events that took place during the time**

**worked:** Prior to the detail I left a message for Cindy the property manager. I provided a visible presence in the community. I checked homes that appeared vacant to ensure there was no criminal mischief or trespass issues. I checked the club house and caladesi park due to past issues. At approximately midnight I came across the following individuals in a vehicle at the club house: Zachary Allan DOB 09-03-1997 Florens Brardhi DOB 0-17-1994 Adil Tereziu DOB 08-04-1993 Kayla Heidstra DOB 04-23-1998 None of the individuals lived in the community. They stated they left work and wanted to hang out. They were wearing their work shirts and the time frame appeared to be consistent. I did not detect any violation of criminal statute or county ordinance. Since they did not have a lawful reason to be on the property I issued all parties trespass warnings and explained they were subject to physical arrest if they



returned. I did conduct radar speed enforcement however did not observe any violations. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** DEP. : D. SKELTON  
**Date of Work :** 10/27/2016

**Event Number :** [2016500614](#)

**On arrival I checked in with the contact person, via?:** By phone

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 0

**The other types of violations to report, such as trespassing, written warnings are:** 1 arrest, 1 verbal warning

## **Narrative of events that took place during the time**

**worked:** Conducted two suspicious vehicle stops in which resulted in a misdemeanor narcotics arrest (Case#16-40900). The other was documented as Event #[2016500789](#) for a verbal warning. Both were illegally parked vehicles. No traffic violations were observed. No other action was taken.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD

**Reported Snet To:** Cindy Hesselbirg

**Employee Reporting :** SGT. : C. CABBAGE

**Date of Work :** 10/24/2016

**Event Number :** [2016495587](#)

**On arrival I checked in with the contact person, via?:** Stopped by Clubhouse

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 0

**The other types of violations to report, such as trespassing, written warnings are:** 6 parking violation warnings

**Narrative of events that took place during the time**

**worked:** Patrolled entire neighborhood multiple times, everything was x4.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** DEP. : S. STEELE  
**Date of Work :** 10/21/2016

**Event Number :** [2016490597](#)

**On arrival I checked in with the contact person, via?:** By phone ,  
Stopped by Clubhouse

**Number of field interview reports:** N/A

**Number of parking tickets:** N/A

**Amount of time running radar:** N/A

**The other types of violations to report, such as trespassing,  
written warnings are:** N/A

**Narrative of events that took place during the time**

**worked:** Upon arrival, I attempted to make phone contact with  
Cindy. Left vm. Stopped by clubhouse, and patrolled community. No  
suspicious activity observed.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** SWRN. : W. Howard  
**Date of Work :** 10/19/2016

**Event Number :** [2016485986](#)

**On arrival I checked in with the contact person, via?:** By phone ,  
Stopped by Clubhouse

**Number of field interview reports:** None

**Number of parking tickets:** None

**Amount of time running radar:** 0

**The other types of violations to report, such as trespassing, written warnings are:** 1 Verbal Warning for Traffic Stop

**Narrative of events that took place during the time worked:** On 10/19/2016 I worked a special off duty detail at 27248 Big Sur Drive in the Northwood CCD community. I worked from the hours of 0500 to 0900 ([2016485986](#)) During my hours of operation, I patrolled the community to maintain security. During my patrol operations I observed multiple vehicles parked in the roadway, of which I placed a Pasco Sheriff~s Office ~No Parking In the Street~ placard on their vehicles. I also conducted one traffic stop ([2016486064](#)) and observed two suspicious open garage doors ([2016486059](#) & [2016486105](#)). I did not observe any other suspicious activity.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** LT. : M. JONES  
**Date of Work :** 10/16/2016

**Event Number :** [2016481843](#)

**On arrival I checked in with the contact person, via?:** By phone

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 0

**The other types of violations to report, such as trespassing, written warnings are:** 1 warning for traffic violation

**Narrative of events that took place during the time worked:** No radar. At shop being recertified. Checked clubhouse and pool before leaving. All secure. Responded to 1 alarm call. False alarm.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting:** DEP. : M. GUTIERREZ  
**Date of Work :** 10/11/2016

**Event Number :** [2016473756](#)

**On arrival I checked in with the contact person, via?:** By phone

**Number of field interview reports:** 1

**Number of parking tickets:** 0

**Amount of time running radar:** 0

**The other types of violations to report, such as trespassing, written warnings are:** 1

## **Narrative of events that took place during the time**

**worked:** Upon arrival, I made contact with Cindy who instructed me to go to the HOA meeting at 1845 hours. While at the HOA meeting, there was a community member acting inappropriately and disturbing the peace by yelling over board members. per HOA president, I trespassed the community member from the club house. I further detailed the incident that occurred under case number [16-38770](#). I left the meeting at 2130 hours, I drove around the neighborhood for the duration and did not observe anything suspicious.

Should you have any questions please contact us.



# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** DEP. : S. HUGHES  
**Date of Work :** 10/08/2016

**Event Number :** [2016469576](#)

**On arrival I checked in with the contact person, via?:** By phone

**Number of field interview reports:**

**Number of parking tickets:**

**Amount of time running radar:** 1 hour

**The other types of violations to report, such as trespassing, written warnings are:**

## **Narrative of events that took place during the time**

**worked:** Prior to the detail I left message with Cindy the property manager. I am aware of the community issues due to working past details. I provided a visible presence in the community. I checked homes that appeared vacant to ensure there was no criminal mischief or trespass issues. I checked the club house and caladesi park due to past issues. I did not observe any suspicious activity. I did conduct radar speed enforcement however did not observe any violations. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** SWRN. : R. PENNELL  
**Date of Work :** 10/07/2016

**Event Number :** [2016467328](#)

**On arrival I checked in with the contact person, via?:** Did not  
Check In

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 4

**The other types of violations to report, such as trespassing,  
written warnings are:** 8

**Narrative of events that took place during the time  
worked:** Conducted traffic enforcement. 8 warnings issued, 1  
citation. 1 call for service, False Alarm.

Should you have any questions please contact us.

# PASCO SHERIFF OFFICER PATROL LOG

**For Employer:** Northwood CDD  
**Reported Snet To:** Cindy Hesselbirg  
**Employee Reporting :** DEP. : D. FITTS  
**Date of Work :** 10/07/2016

**Event Number :** [2016467736](#)

**On arrival I checked in with the contact person, via?:** By phone

**Number of field interview reports:** 0

**Number of parking tickets:** 0

**Amount of time running radar:** 180 min

**The other types of violations to report, such as trespassing, written warnings are:** 3 WW

## **Narrative of events that took place during the time**

**worked:** Made contact with citizens throughout the community. Ran radar along Northwood Palms Blvd and enforced various traffic laws and issued warnings for said traffic violations. I made contact with the person having the party at the clubhouse. I warned them that if residents complained about parking in the street, they would be issued citations. I assisted a motorist and resident BY CHANGING her tire. There were no other incidents that occurred during this shift.

**Should you have any questions please contact us.**