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Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, February 11, 2019 at 6:30 p.m.**, at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

1. CALL TO ORDER

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, February 11, 2019 at 6:30 p.m.**

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

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

Staff Members Present:

| | |
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| Nicole Hicks | Meritus |
| Josue Marquez | On-Site Personnel |
| Brian Mortillaro | LMP |
| Felix Laporte | LMP |

There were five residents present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. Discussion with LMP

The Board discussed the annuals and possible colors. They will be installed in March.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

February 11, 2019

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| MOTION TO: | Approve proposal 51849 with colors – orange, yellow, red, and orange mixed, with installation as early as March as possible. |
| MADE BY: | Supervisor Uhlig |
| SECONDED BY: | Supervisor Kilpatrick |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 – Motion passed unanimously |

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51 Mr. Mortillaro said they will be installed in the first two weeks of March. They will be doing a soil
52 change out in the beds. Supervisor Cruz asked about the annuals that died. Mr. Mortillaro said they
53 already replaced most of them. The Board discussed filling the two planters.

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| MOTION TO: | Approve proposal 51846. |
| MADE BY: | Supervisor Uhlig |
| SECONDED BY: | Supervisor Kilpatrick |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 – Motion passed unanimously |

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62 The Board discussed the proposal to help with the erosion that includes Fakahatchee grass.

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| MOTION TO: | Approve proposal 51847. |
| MADE BY: | Supervisor Uhlig |
| SECONDED BY: | Supervisor Quigley |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/1 – Supervisor Cruz opposed. |

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71 The Board discussed the proposal.

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| MOTION TO: | Approve proposal 51378. |
| MADE BY: | Supervisor Kilpatrick |
| SECONDED BY: | Supervisor Uhlig |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 – Motion passed unanimously |

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- 81 **B. District Counsel**
- 82 **C. District Engineer**

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84

85 **4. BUSINESS ITEMS**

86 **A. Discussion on Boulders**

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88 The Board discussed the County’s response to the letter. Ms. Hicks said she spoke with Mr. Babbar,
89 and he said it makes sense to follow up if they do not hear back from anyone else. The Board discussed
90 the next steps and would like to request someone from the County to come to a meeting. The Board
91 said they are willing to hold a meeting during the day so it is during the normal course of business
92 and they can see the boulders. Supervisor Medina asked if they should move the boulders in the
93 interim. Supervisor Kilpatrick said they should leave them in place so someone from the County can
94 view them and see what they are trying to do. Ms. Hicks said the resident that hit the boulder is asking
95 to be reimbursed and provided the amount. The Board agreed that they are not going to reimburse for
96 damages.

97

98 **B. Discussion on Remolding Inside of the Clubhouse**

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100 The Board discussed the furniture, flooring, and repainting or touching up the paint. Mr. Marquez
101 will look into designers.

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103 **C. General Matters of the District**

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106 **5. CONSENT AGENDA**

107 **A. Consideration of Minutes of the Regular Meeting January 14, 2019**

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109 The Board reviewed the minutes

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| MOTION TO: | Approve the January 14, 2019 minutes. |
| MADE BY: | Supervisor Uhlig |
| SECONDED BY: | Supervisor Kilpatrick |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion passed unanimously |

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118 **B. Consideration of Operations and Maintenance Expenditures December 2018**

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120 The Board reviewed the O&Ms. Supervisor Kilpatrick asked if the performance pay on LMP’s
121 invoice is the normal amount. Ms. Hicks said yes. There was some discussion regarding TECO. Mr.
122 Marquez will contact TECO to see how long it will be until the LED upgrade is complete. Supervisor
123 Kilpatrick asked why there are two invoices from Grau.

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| MOTION TO: | Approve the December 2018 O&Ms. |
| MADE BY: | Supervisor Uhlig |
| SECONDED BY: | Supervisor Quigley |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion passed unanimously |

C. Review of Financial Statements Month Ending December 31, 2018

The financials were reviewed and accepted.

6. MANGAGEMENT REPORTS

A. Staff Action Item List

Supervisor Uhlig asked about the pool furniture. Mr. Marquez provided some options. He also provided an update regarding the wall. The Board discussed the contract and how long ago it was. Supervisor Uhlig said Barrington was not included and asked about getting the cost to repair. Supervisor Uhlig asked about status of the monument. Ms. Hicks provided an update. The Board discussed the bathrooms at the playground. The Board would like a sign posted about when the bathrooms are closed.

B. Field Manager’s Report

1. Community Inspection Reports

i. Asset Inspection

ii. Aquatics Report

The Board discussed the status of Pond 7.

iii. Clubhouse Calendar

2. Sheriff’s Report

7. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident brought up the flooring in the clubhouse.

170 9. ADJOURNMENT

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

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179 *These minutes were done in summary format.

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

184

185 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
186 meeting held on 03-11-19.

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188 Wick Hecks
189 Signature

190 Nicole Hecks
191 Printed Name

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194 Title:

- 195 Secretary
- 196 Assistant Secretary

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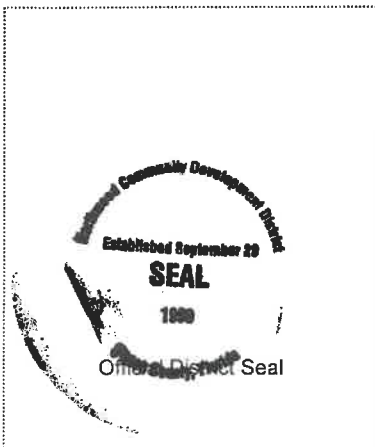
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Mimi Kilpatrick
Signature

Mimi Kilpatrick
Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Brittany Quigley
Signature

03-14-19
Date