

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Northwood Community Development District was held on **Monday, August 13, 2018 at 6:30 p.m.**, at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

1. PLEDGE OF ALLEGIANCE

Nicole Chamberlain led the Pledge of Allegiance.

2. CALL TO ORDER

Nicole Chamberlain called the Regular Meeting and Public Hearing of the Board of Supervisors of the Northwood Community Development District to order on **Monday, August 13, 2018 at 6:30 p.m.**

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

Karen Uhlig	Vice Chairman
Mimi Kilpatrick	Supervisor
Brian Quigley	Supervisor
Barbara Cruz	Supervisor

Staff Members Present:

Nicole Chamberlain	Meritus
Josue Marquez	On-Site Personnel
Jimmy Taylor	Aquatic Systems
Scott Carlson	LMP
Chris Byrne	Vertex
Michelle Rairigh	Cornerstone

There were five audience members present.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments.

4. VENDOR REPORTS

A. Discussion with Vertex

Chris Byrne with Vertex explained the current situation with the aeration system. He said the system is not functioning properly and there are issues with the driver board. Mr. Byrne said they would like

48 to extend the warranty to four years after the system is working. If the Board is not interested in
49 leaving the system in, they are willing to remove the system and reimburse the District. Supervisor
50 Cruz said she would like to revisit in a couple of months when the kinks are worked out. There was
51 some discussion about how the system works. Mr. Byrne explained that as long as it is sunny, the
52 system will run. Supervisor Cruz asked about the current water quality. Supervisor Uhlig said she
53 thinks they should give it three months and then make a final decision. The Board discussed how they
54 would like to proceed.

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MOTION TO:	Allow the solar aeration system to stay in until January 3, 2019 and determine at that time if the system is functioning properly.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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65 Jimmy Taylor with Aquatic Systems discussed the current state of the ponds. Supervisor Quigley
66 asked if they had to do any alum treatments. Mr. Taylor said no. Mr. Taylor also said that he would
67 do a survey to see what ponds would benefit from plantings. The Board discussed Pond 4 and asked
68 for a dissolved oxygen levels test to be run at no cost. The Board also wanted to know that if they
69 decided to add additional aeration systems, Vertex would consider providing extended warranties on
70 those systems as well. Mr. Byrne will check with his boss.

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B. Discussion with LMP

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74 The Board and Scott Carlson with LMP discussed the annuals. Mr. Carlson went over the types and
75 colors of annuals that are currently available. The Board discussed the current options and what they
76 would like. They decided on Coleus with yellow and red colors. There was discussion on the palm
77 trees. Mr. Carlson went through the different options. The Board agreed they liked the ribbon palms.
78 Mr. Carlson said he would cover the price of the installation, but the District would have to pay for
79 the difference in the cost of the trees. Supervisor Cruz said she doesn't think the CDD should have to
80 pay anything to have the trees replaced. More discussion followed regarding whether the District
81 should be responsible for paying any additional fees for the palm trees. Mr. Carlson said he would
82 have to check on the cost. Ms. Chamberlain suggested for the Board continue the meeting to the
83 following Monday so the Board could make a final decision on the palm trees. The Board agreed.

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C. Discussion with Cornerstone

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87 Michelle Rairigh with Cornerstone went over her proposals. The Board discussed which monument
88 they preferred. The Board then discussed the proposal for the stones on the pillars. The Board also
89 wants the cost for two pillars on the front of the guardhouse. Supervisor Cruz asked about the warranty
90 on the door. Ms. Rairigh said it is one year after the work is complete and approved. The Board agreed
91 that they would like to move forward with all three proposals.

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MOTION TO:	Move forward with all three proposals as discussed, with the addition of stone to the monuments.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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B. Staff Presentations

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Ms. Chamberlain went over the budget. She stated that it is staying the same as the previous year. The Board had no questions.

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C. Public Comments

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There were no public comments.

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D. Close Public Hearing on Adopting Fiscal Year 2019 Budget

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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E. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget

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The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. RETURN TO REGULAR MEETING

Ms. Chamberlain directed to the Board to return to the Regular Meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2018-05; Assessment Resolution

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-05.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Resolution 2018-06; Setting Fiscal Year 2019 Meeting Schedule

The Board reviewed the resolution. Ms. Chamberlain stated that the schedule was the same as previous years.

MOTION TO:	Approve Resolution 2018-06.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Discussion on Fence Repair on Northwood Palms Blvd.

Ms. Chamberlain stated that a vendor was hired to make the fence repair. The work should be completed within the next week.

- 178 **D. Discussion on Playground Fence**
- 179 **E. General Matters of the District**

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181 **8. CONSENT AGENDA**

- 182 **A. Consideration of Minutes of the Board of Supervisors Meeting July 9, 2018**
- 183 **B. Consideration of Operations and Maintenance Expenditures June 2018**
- 184 **C. Review of Financial Statements Month Ending June 30, 2018**

185 **9. MANAGEMENT REPORTS**

- 186 **A. Staff Action Item List**
- 187 **B. Field Manager's Report**
 - 188 **1. Community Inspection Reports**
 - 189 **i. Asset Inspection**
 - 190 **ii. Aquatics Report**
 - 191 **iii. Clubhouse Calendar**
 - 192 **2. Sheriff Report**

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195 **10. SUPERVISOR REQUESTS**

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197 Supervisor Cruz asked for Counsel's opinion on adding reflective paint to the boulders.

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200 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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202 There were no audience questions or comments.

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205 **12. ADJOURNMENT**

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MOTION TO:	Continue the meeting to Monday, August 20, 2018 at 6:30 p.m. at the same location.
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MADE BY:	Supervisor Cruz
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SECONDED BY:	Supervisor Quigley
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DISCUSSION:	None Further
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RESULT:	Called to Vote: Motion PASSED
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	4/0 - Motion Passed Unanimously
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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting and Public Hearing

August 13, 2018

216 *These minutes were done in summary format.

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

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222 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
223 meeting held on 9-10-18.

224 Karen E. Uhlig
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226 Signature

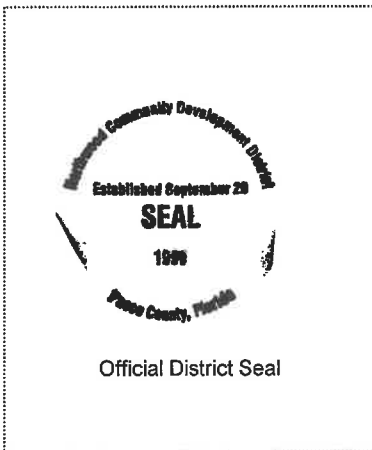
227 Karen E. Uhlig
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229 Printed Name

230 Vice
231 Chairman
232 Title:
233 Secretary
234 Assistant Secretary

[Signature]
Signature

Duby Hukill
Printed Name

235 Title:
236 Chairman
237 Vice Chairman



Recorded by Records Administrator

[Signature]
Signature

9-20-18
Date

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