

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

**August 14, 2017 Minutes of the Regular Meeting and
Public Hearing**

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 14, 2017 at 6:30 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, August 14, 2017 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:

Debby Hukill	Meritus
Josue Marquez	On-Site Personnel
Jimmy Taylor	Aquatics System
Joe Hamilton	Aquatics System

There were 13 residents present.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

Residents commented that Pond 8 in Barrington does not look good and that the mowing around the pond is a problem.

Ms. Hukill stated that Supervisor Mendenhall sent in his resignation on August 7, 2017. She asked for a motion from the Board to accept his resignation.

MOTION TO:	Accept Supervisor Mendenhall's resignation.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

The Board would like to accept resumes to fill the open Board seat and have the resumes placed in the September meeting book. Ms. Hukill stated that the opening will be posted on the front page of the website and at the clubhouse.

4. VENDOR AND STAFF REPORTS

A. Aquatics Systems: Jimmy Taylor and Joe Hamilton

1. Discussion on Proposal for Pond Plantings

Mr. Taylor and Mr. Hamilton went over the proposal they sent in last fall for testing for ponds 4, 5, 6, 7, and 8. They encouraged the Board to approve the proposal so they can try to figure why these ponds are having so many problems. They believe that these problems are connected. Ms. Hukill stated that historically, these ponds have been a problem. The Board discussed the pond testing and asked Mr. Taylor how long would it take for testing, and Mr. Taylor answered that it would be about two to three weeks. The Board agreed to have these ponds tested.

Mr. Taylor and Mr. Hamilton then went over the pond plantings. The Board asked what the effects would be if they cut the proposal in half and do more plantings next year in different ponds. Mr. Taylor and Mr. Hamilton went over the benefits of doing the entire number of plantings for the ponds. The Board also discussed the warranty of the plantings and when could they do the plantings. Mr. Taylor stated that the warranty is an 80% survival warranty with a 90-day warranty. They could have the plantings completed in about 30 days.

MOTION TO:	Approve the original planting proposal for \$6,500.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

Residents asked if the District had money for the planting and what will happen after the testing. They also asked if shallow ponds would be a benefit from the plantings, why the price for the plantings is so high, and if the price could be lowered.

Ms. Hukill asked the Board if they wanted to handle the public hearing now since this was the reason most of the audience attended, and they could do the rest of the reports later. The Board agreed to move District Counsel report until after the public hearing.

5. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

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

B. Staff Presentations

Ms. Hukill went over the budget line items and cost with the Board and audience. She also went over the assessment table. Ms. Hukill said that it was now time for public comments on the budget, and each audience member will have three minutes to address the Board.

C. Public Comments

Some audience members commented that they do not see the increase in amount as evidence of community improvements, and they do not understand the increase and what it will be used for. There were questions about the signage line item in the budget and what it would be used for, what would happen when the bond was paid off and if the assessment increase is for reserves, and if each line item budgeted correctly. There were other audience comments about CDD assessment decreases, the bond being paid off and when it would go into effect, the cost of the round-a-bout, sheriff patrols, seeing improvements, pool hours, signs posted for meetings, if the bond will expire in November 2017 and the history of the bond, the permit for drain work, what all operations and maintenance includes, community enhancements, and the pavement and wall repairs line item.

The Board and staff answered the questions asked by the audience. The Board said that the increase proposed for the 2018 budget in the operation and maintenance section will go into the reserve line item. The Board stated that because this community is an older community, they want to be prepared if something big needs to be repaired. The Board then went over all the improvements they have done this year and what improvements are upcoming. They have completed the wall repairs, the painting of the community walls and clubhouse, and the front entrance. The round-a-bouts have been enhanced, and some of the landscaping enhancements have been approved and completed. The Board stated that they do watch everything they spend and try to get the best price and cut costs where they can. Supervisor Uhlig went over the history of the main boulevard and the round-a-bouts for the residents. The Board also stated that the meeting materials are on the website and encouraged residents to go online and review them.

D. Close Public Hearing on Adopting Fiscal Year 2018 Budget

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

E. Consideration of Resolution 2017-05; Adopting Fiscal Year 2018 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-05.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. BUSINESS ITEMS

A. Consideration of Resolution 2017-06; Assessment Resolution

Ms. Hukill and Mr. Babbar went over the resolution. Mr. Babbar stated that this is the standard resolution for putting assessments on the tax roll.

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Resolution 2017-07; Setting Fiscal Year 2018 Meeting Schedule

Ms. Hukill reviewed the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2017-07.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Mendenhall
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. General Matters of the District

4. VENDOR AND STAFF REPORTS (cont.)

B. District Counsel

Mr. Babbar went over the judgment history of the sidewalk case from a resident in Northwood. The County owned the right-of-way from sidewalk to sidewalk. Mr. Babbar spoke to the Meadow Pointe II manager about their case with the County, and it is not resolved. Supervisor Kilpatrick feels the community needs to come to some kind of conclusion and have some kind of plan regarding this serious issue. Mr. Babbar stated from past lawsuits, there is no clear answer. Supervisor Uhlig asked if a letter from Counsel to the County and to give some recommendations to the homeowners would help. The Board discussed this issue at length and agreed to have Counsel write a letter to the County and put them on notice for the sidewalks.

C. District Engineer

7. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting July 10, 2017

The Board reviewed the minutes and noted a correction to line 182. Supervisor Uhlig asked about the annuals that were damaged by painting.

MOTION TO:	Approve the July 10, 2017 minutes with the correction to line 182.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures July 2017

The Board reviewed the O&Ms. Supervisor Cruz stated that the TECO bill is going down.

MOTION TO:	Approve the July 2017 O&Ms.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending June 30, 2017

The financials were reviewed and accepted. Supervisor Uhlig asked about old outstanding checks that have not been cashed.

8. MANGAGEMENT REPORTS

A. District Manager

B. Staff Action Item List

C. Field Manager's Report

1. Community Inspection Reports

i. Asset Inspection

ii. OLM Inspection

iii. LMP Service Communication Reports

2. Sheriff's Report

3. Aquatic Systems

4. Community Calendar

Ms. Hukill reviewed her reports and the action list with the Board. The Board asked about the fence at the pool entrance. Ms. Hukill discussed LMP and their OLM score. The Board discussed at length the installation of the annuals and wanted to have LMP at the next meeting to discuss their score and determine if they should deduct the 25%.

MOTION TO:	Contact LMP to replace for free all the new plants that they took out, and if not, then mulch for free.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

9. SUPERVISOR REQUESTS

Supervisor Cruz mentioned the deputy needing the code to get into the building. The Sheriff at the meeting stated that they have the code.

Supervisor Kilpatrick discussed the mulch at the front entrance.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were audience comments about the reserve study, tree planting on sidewalks, the statement of sidewalks for homeowners, road design, bond savings, the bond to build the clubhouse, signs for alligators at Pond 8, the clubhouse sign at the parking lot, meeting sign placement, LMP deducting 25%, treating all residents the same, the bond expiring, voting on the budget, gates next to the community, round-a-bouts, and getting a French drain installed.

Mr. Babbar went over what a CDD is with the residents.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*These minutes were done in 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 9-11-2017.

Signature

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Signature

Printed Name

Title:

☐ Chairman

☒ Vice Chairman

Recorded by Records Administrator

Signature

Date

