

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, November 4, 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, November 4, 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	
Angel Medina	Supervisor	<i>via speakerphone</i>

Staff Members Present:

Nicole Hicks	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via speakerphone</i>
Josue Marquez	On-Site Personnel	

There was one audience member present.

2. BUSINESS ITEMS

A. Discussion with Counsel on Boulders

Mr. Babbar explained that the County wants all boulders removed from County property. Supervisor Cruz asked how many notices were received. Mr. Babbar said three notices were received. There was some discussion as to why the County did not make the roundabouts wide enough to allow traffic to flow properly. Mr. Babbar said that regardless, it is the County's property and they want the boulders moved, or they will fine the CDD and remove the boulders with the cost being charged to the District. Supervisor Cruz said they requested the County to send a formal notice. Mr. Babbar said the email suffices as an official notice. Supervisor Cruz asked if the County is liable if they move the boulders and something happens or there is damage. Mr. Babbar said no, the driver would be liable. The Board discussed moving the boulders.

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MOTION TO:	Move the boulders.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Cruz opposed.

The Board discussed the issue with the landscaping vendor not having access to maintain CDD property due to the drainage easement being blocked by one homeowner, and unusable due to another homeowner's irrigation. Mr. Babbar said the drainage easement encompasses more than just drainage, and notice should be sent to both homeowners. Supervisor Quigley asked if the fence is beyond the property line. Mr. Babbar said no, it is on the easement. The Board discussed further and requested for notice to be sent to both owners, asking them to attend the December meeting.

B. Discussion on Updating the Roundabout

Supervisor Uhlig said the roundabout by La Jolla needs to be updated. The area needs to be cleaned up, and the tree supports should be removed, if they can be.

C. Discussion on Planting Proposal to Fill in Areas along Northwood Palms Blvd.

The Board discussed the proposal.

MOTION TO:	Approve the proposal.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Cruz opposed.

D. Updated Proposals

i. Tennis Court

Ms. Hicks said at the last meeting, the Board gave a do-not-exceed amount to add the benches, and the new proposal came back higher than the do-not-exceed. The Board discussed and said they want the same benches that they have.

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MOTION TO:	Approve the do-not-exceed for the tennis courts and benches to be \$22,150.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

ii. Paver Repair

The Board discussed the paver repair proposal. They would like an updated proposal that includes the wording regarding the concrete.

The Board then discussed the proposal for the pole and ADT camera install.

MOTION TO:	Have the pole and camera installed.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

iii. Barrington Wall

The Board discussed the proposal and the need to have the work done to the Barrington wall. The Board requested for Presto Painting to attend the next meeting

E. Discussion on Community Golf Cart

The Board discussed the golf cart and different prices. Supervisor Kilpatrick said she thinks they should have a golf cart for staff. Supervisor Uhlig said they should look at this again next year and add it to the February agenda.

Supervisor Medina dropped from the conference call.

F. Discussion on Television at Community Entrance

Ms. Hicks said that the Board discussed the television at the community entrance last month but did not give a do-not-exceed amount. The Board discussed.

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MOTION TO:	Give a do-not-exceed of \$750 for the air conditioner and television.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

G. General Matters of the District

Supervisor Cruz asked what happened with the mulch. Mr. Marquez provided an update.

Ms. Hicks said Cornerstone needs to be paid for the permitting and design work they provided for the monument. The Board discussed the monument and locations. They would like for Cornerstone to attend the next meeting. Ms. Hicks will check with Cornerstone to see if a credit will be provided if the Board moves forward with the monument.

MOTION TO:	Pay the outstanding invoice.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/1 – Supervisor Cruz opposed.

3. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting Oct. 14, 2019

Supervisor Medina returned to the meeting via conference call.

The Board reviewed the minutes. Supervisor Uhlig asked if a couple of items from the last meeting had been completed. Mr. Marquez said yes. The Board discussing redoing the inside of the clubhouse; this item will be added to the next agenda.

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MOTION TO:	Approve the October 14, 2019 meeting minutes.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures September 2019

The Board reviewed the O&Ms.

MOTION TO:	Approve the September 2019 O&Ms.
MADE BY:	Supervisor Kilpatrick
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 September 30, 2019

The financials were reviewed the accepted. Supervisor Uhlig asked about some of the outstanding checks.

4. MANGAGEMENT REPORTS

A. Staff Action Item List

B. Field Manager’s Report

1. Community Inspection Reports

- i. Asset Inspection**
- ii. Aquatic Systems Report**
- iii. Clubhouse Calendar**

2. Sheriff’s Report

The Board reviewed the management reports.

5. SUPERVISOR REQUESTS

There were no supervisor requests.

198 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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200 There were no audience questions or comments.

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203 **7. ADJOURNMENT**

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MOTION TO: Adjourn at 8:48 p.m.

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MADE BY: Supervisor Kilpatrick

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SECONDED BY: Supervisor Uhlig

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DISCUSSION: None Further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

November 4, 2019

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

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215 *These minutes were done in summary format.

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

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221 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
222 meeting held on 11-15-2020.

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224 Nicole Hicks

225 Signature

226 Nicole Hicks

227 Printed Name

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230 Title:

- 231 Secretary
- 232 Assistant Secretary

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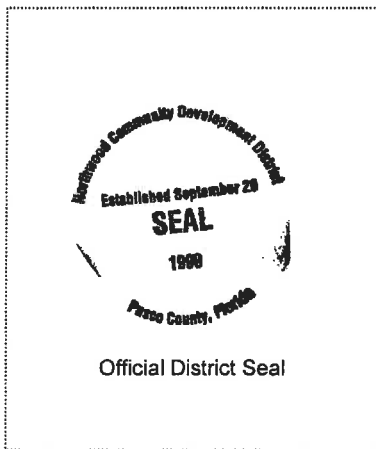
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Mimi Kelpatrick

Signature

Mimi Kelpatrick

Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

[Signature]

Signature

11/15/2020

Date