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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, January 13, 2020 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, January 13, 2020 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

Staff Members Present:

Nicole Hicks	District Manager, Meritus
Brian Mortillaro	LMP
Felix Laporte	LMP

There two residents present in the audience.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion with LMP

Mr. Mortillaro went through the new proposals. The Board discussed the proposal to fill in the empty area behind the guard shack.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

January 13, 2020

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

The Board discussed the proposal to trim the palm trees and talked about only trimming some trees. Mr. Mortillaro said they should not do this because the trees would not look the same throughout the community. Supervisor Cruz said she thinks they should wait until spring, which was when the trimming was completed last year. The Board discussed it further.

MOTION TO:	Approve the proposal to trim the palm trees.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisor Cruz and Supervisor Medina opposed.

Mr. Mortillaro provided an update on the drainage easement. He said that he walked the area and it has to be cleaned up. The Board discussed the proposal to clean up the area. Mr. Mortillaro said there would be an additional cost to add the area to the regular maintenance schedule. Supervisor Kilpatrick said she would like to schedule a time to walk the area.

Supervisor Uhlig said there are still some empty areas along Northwood Palms Boulevard. Mr. Mortillaro said it is going to take a bit of time for the plantings to grow and fill in.

B. Discussion on Proposal for Storage and Concrete Slab

The Board discussed the proposal for storage and a concrete slab. Supervisor Cruz said she is not sure they need the storage or the golf cart. The Board discussed. Supervisor Uhlig asked to get pricing for an indoor storage unit.

C. Discussion on Updated Paver Repair Proposal

The Board discussed the updated paver repair proposal and requested additional proposals.

D. General Matters of the District

Ms. Hicks said she contacted the County for an update, and they said they will pick up where they left off before the utility work.

84 Supervisor Uhlig said she thinks the roundabouts should be pressure washed. She also wanted to
85 make sure the stones were glued.

86
87 Supervisor Kilpatrick discussed her ideas for the interior of the clubhouse: a small billiard table, some
88 subscriptions, a used laptop, better lighting, and crown molding. The Board discussed the ideas and
89 asked for some pricing.

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92 **4. CONSENT AGENDA**

93 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting November 4,**
94 **2019**

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The Board reviewed the November 4, 2019 minutes.

MOTION TO:	Approve the November 4, 2019 minutes.
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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107 **B. Consideration of Minutes of the Board of Supervisors Regular Meeting December 9,**
108 **2019**

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The Board reviewed the December 9, 2019 minutes.

MOTION TO:	Approve the December 9, 2019 minutes.
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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119 **C. Consideration of Operations and Maintenance Expenditures October 2019**

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The Board discussed the October O&Ms and mentioned that the waste management services company was not picking up regularly in December. There was no service on December 27, 2019, and the Board wanted to know if the company will reimburse for the missed service date. There was also a question about the bulbs in the fountain and if the CDD owns them.

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

D. Consideration of Operations and Maintenance Expenditures November 2019

The Board discussed the November O&Ms and requested for LMP to be more specific with the locations on their invoices.

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

E. Review of Financial Statements through November 30, 2019

The financials were reviewed and accepted. The Board said they would like a copy of the SunTrust statement. The Board also discussed the reserves and wanted to know if it is possible to put the money that is in an interest-bearing account in another account that would have a higher interest rate.

5. 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. Supervisor Cruz asked the deputy a couple questions regarding the report. The deputy checked and updated the Board on what had occurred.

164 **6. SUPERVISOR REQUESTS**

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166 Supervisor Uhlig asked about the Barrington wall repair proposal.

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168 The Board requested proposals for pool furniture.

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170 The Board discussed the drainage easement further and agreed that it is not fair for the CDD to incur
171 additional costs that do not benefit the entire community. They requested for Mr. Babbar to draft a
172 letter outlining what they will not do, and what they expect the homeowner to do. The Board would
173 like to review the letter prior to it being sent out.

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MOTION TO: Have District Counsel draft notice.

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MADE BY: Supervisor Quigley

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SECONDED BY: Supervisor Cruz

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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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183 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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185 There were no audience questions or comments.

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188 **8. ADJOURNMENT**

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MOTION TO: Adjourn at 8:44 p.m.

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MADE BY: Supervisor Kilpatrick

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SECONDED BY: Supervisor Cruz

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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

January 13, 2020

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

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200 *These minutes were done in summary format.

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

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206 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
207 meeting held on 2/10/20.

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209 Ulrich Hicks
210 Signature

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212 Nicole Hicks
213 Printed Name

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215 Title:

- 216 Secretary
- 217 Assistant Secretary

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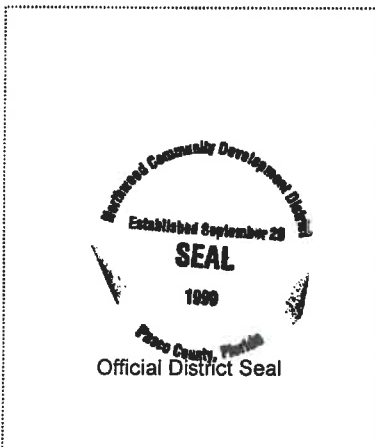
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Mimi Kilpatrick
Signature

Mimi Kilpatrick
Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

[Signature]
Signature

2/13/20
Date