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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 10, 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, February 10, 2020 at 6:32 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 |
| Josue Marquez    | Onsite Manager            |
| Brian Mortillaro | LMP                       |
| Felix Laporte    | LMP                       |

There were four 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. Laporte said it is time for the next annual rotation. The Board discussed what they would like to and decided on marigolds. There was some discussion on the flowers at the entrance. Supervisor Cruz said there are some that are dead. Mr. Mortillaro said they will replace them under warranty. Supervisor Kilpatrick said maybe they need some additional plantings. Mr. Mortillaro said it is going to take some time for everything to fill in, and he thinks they should focus more on adding additional plants to the front. Supervisor Cruz asked for a proposal for zeroscaping. Mr. Laporte said one of the issues is that the irrigation really needs to be separated. He will send a proposal.

47 The Board discussed the proposal to stump-grind and replace the plantings that were destroyed from  
48 the hit and run accident.

49

MOTION TO:	Approve the proposal.
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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57 The Board discussed the issue with the drainage easement being blocked. Supervisor Kilpatrick  
58 went over that she walked the area earlier. The Board discussed possible solutions and the cost to  
59 add the additional maintenance area as an alternative access point. Resident Brian Munari said the  
60 problem is that his neighbor is overwatering and saturating the area. The Board continued to  
61 discuss. Supervisor Quigley said the issue is the fence. The Board asked Mr. Munari why he will  
62 not move the portion of his fence, and he said because he does not want to. The Board decided that  
63 they would like to move forward with what they previously decided and have the attorney send a  
64 final notice requesting the fence to be moved.

65

66 **B. Acceptance of Financial Report for FY Ending September 20, 2019**

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68 The Board reviewed the audit. Supervisor Cruz said they have an increase of \$88,429. The Board  
69 discussed and requested for the accounting manager to call into the next meeting to discuss the audit  
70 and financials.

71

72 **C. Discussion on Paver Repair Proposal**

73

74 The Board discussed the proposals. Mw. Hicks said she will send Mr. Marquez contact information  
75 for a couple of the vendors she has used for paver repairs so the Board will have additional proposals.

76

77 **D. Discussion on Pool Furniture**

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79 The Board would like to know more information about the warranty and how long installation will  
80 take. Supervisor Kilpatrick to get the price of a small cabana.

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82 **E. Discussion on Barrington Wall Repair Proposal**

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84 The Board discussed the proposal and would like to know when the work will begin.

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

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting Jan. 13, 2020**

The Board reviewed the January 13, 2020 minutes.

MOTION TO:	Approve the January 13, 2020 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 December 2019**

The Board discussed the O&Ms and wanted to know why TECO had replaced some of the light fixtures but not others.

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

**C. Review of Financial Statements through December 31, 2019**

The financials were reviewed and accepted.

125 **5. MANGAGEMENT REPORTS**

126 **A. Staff Action Item List**

127 **B. Field Manager's Report**

128 **1. Community Inspection Reports**

129 **i. Asset Inspection**

130 **ii. Aquatic Systems Report**

131 **iii. Clubhouse Calendar**

132 **2. Sheriff's Report**

133

134 The Board reviewed the management reports. Ms. Hicks said the Board did purchase the colored  
135 lenses for the fountains and asked if the Board would like to keep them at the clubhouse or have the  
136 vendor hold them. The Board discussed and said they would like to keep them at the clubhouse. Ms.  
137 Hicks also said the fountain needs to be repaired and it would be cheaper to hold off and have  
138 everything completed during the next normal service visit. The Board agreed to have everything  
139 worked on at once.

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142 **6. SUPERVISOR REQUESTS**

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144 There were no supervisor requests.

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

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149 There were no audience questions or comments.

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152 **8. ADJOURNMENT**

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MOTION TO: Adjourn at 8:35 p.m.

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MADE BY: Supervisor Quigley

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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

February 10, 2020

162 \*Please note the entire meeting is available on disc.

163

164 \*These minutes were done in summary format.

165

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

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170 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
171 meeting held on 03-09-20.

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Signature [Handwritten Signature]

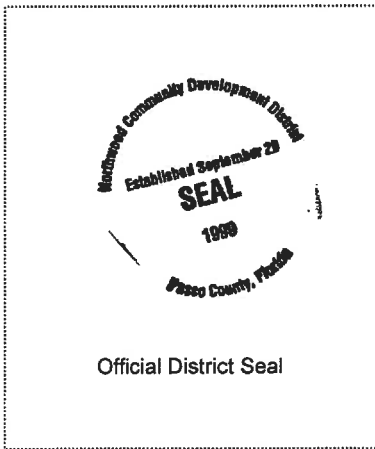
Printed Name Brian Lamb

Title:  
 Secretary  
 Assistant Secretary

Signature [Handwritten Signature]

Printed Name Mimi Kilpatrick

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

Signature [Handwritten Signature]

Date 03/16/20