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2 **Minutes of the Public Hearing and Regular Meeting**
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4 The Public Hearing and Regular Meeting of the Board of Supervisors for Northwood Community
5 Development District was held on **Monday, August 10, 2020 at 6:30 p.m. via conference call at 1-**
6 **866-906-9330 with access code 4863181.**
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9 **1. CALL TO ORDER**
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11 Nicole Hicks called the Public Hearing and Regular Meeting of the Board of Supervisors of the
12 Northwood Community Development District to order on **Monday, August 10, 2020 at 6:30 p.m.**
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14 **Board Members Present and Constituting a Quorum at the onset of the meeting:**

15 Mimi Kilpatrick Chair
16 Brian Quigley Vice Chair
17 Karen Uhlig Supervisor
18 Barbara Cruz Supervisor
19 Angel Medina Supervisor
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21 **Staff Members Present:**

22 Nicole Hicks Meritus
23 Josue Marquez On-Site Personnel
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25 There were four audience members present on the conference call.
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28 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
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30 There were no audience questions or comments on agenda items.
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33 **3. RECESS TO PUBLIC HEARINGS**
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35 Ms. Hicks directed the Board to recess to the public hearings.
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38 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**

39 **A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

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41 MOTION TO: Open the public hearing.
42 MADE BY: Supervisor Uhlig
43 SECONDED BY: Supervisor Kilpatrick
44 DISCUSSION: None further
45 RESULT: Called to Vote: Motion PASSED
46 5/0 - Motion passed unanimously

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48 **B. Staff Presentations**

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50 Ms. Hicks said the budget will remain the same with no increase, just changes to line items. Ms. Hicks
51 listed the line items that were changed. The Board requested to have a bank representative attend or
52 call into the next Board meeting to discuss possible options for the account - investments and interest.
53 The Board continued to discuss the budget.

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55 **C. Public Comments**

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57 There were no public comments.

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59 **D. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget**

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61 The Board reviewed the resolution.

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63 MOTION TO: Approve Resolution 2020-04.
64 MADE BY: Supervisor Quigley
65 SECONDED BY: Supervisor Kilpatrick
66 DISCUSSION: None further
67 RESULT: Called to Vote: Motion PASSED
68 5/0 - Motion passed unanimously

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70 **E. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

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72 MOTION TO: Close the public hearing.
73 MADE BY: Supervisor Kilpatrick
74 SECONDED BY: Supervisor Quigley
75 DISCUSSION: None further
76 RESULT: Called to Vote: Motion PASSED
77 5/0 - Motion passed unanimously
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80 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

81 **A. Open Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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90 **B. Staff Presentations**

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92 Ms. Hicks explained that this resolution allows the County to collect the assessments. Supervisor
93 Uhlig asked for it to be included in the notice to the homeowners that there is no budget increase.

94
95 **C. Public Comments**

96
97 There were no public comments.

98
99 **D. Consideration of Resolution 2020-05; Levying O&M Assessments**

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101 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-05.
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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110 **E. Close Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Quigley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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120 **6. RETURN TO REGULAR MEETING**

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122 Ms. Hicks directed the Board to return to the regular meeting.
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125 **7. VENDOR AND STAFF REPORTS**

- 126 **A. District Counsel**
- 127 **B. District Engineer**

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129 There were no additional reports from Counsel or the Engineer at this time.
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132 **8. BUSINESS ITEMS**

- 133 **A. Discussion with LMP**

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135 Ms. Hicks said LMP would not be calling in for this meeting. Supervisor Kilpatrick said the
136 entrance to Breakers is not clean and asked for Mr. Marquez to let LMP know to blow off the
137 sidewalk. There was some discussion on the annuals. The Board would like for LMP to bring
138 options to the next meeting for colors. Supervisor Uhlig suggested that they could put bushes in the
139 smaller medians instead of flowers. Ms. Hicks said LMP should have an enhancement specialist.
140 Management will set up a meeting with LMP onsite to discuss areas of concern; Supervisor Cruz or
141 Supervisor Kilpatrick will attend the meeting. Supervisor Cruz stated that Mr. Mortillaro told them
142 they were getting cotton candy flowers along the wall and does not think it is all cotton candy.
143

- 144 **B. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule**

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146 The Board reviewed the resolution and meeting schedule. Ms. Hicks explained that the meeting
147 schedule will remain the same, with meetings on the second Monday of the month.
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149	MOTION TO:	Approve Resolution 2020-06.
150	MADE BY:	Supervisor Uhlig
151	SECONDED BY:	Supervisor Quigley
152	DISCUSSION:	None Further
153	RESULT:	Called to Vote: Motion PASSED
154		5/0 – Motion passed unanimously

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156 **C. Discussion on Community Pressure Washing**

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158 The Board discussed community pressure washing and requested two additional proposals.
159 Supervisor Kilpatrick asked to include in the notice to the homeowners that if anyone would like to
160 be a vendor for the community, to please let them know.
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D. Discussion on CDD Community Event

Supervisor Kilpatrick said she would like to set up a community shredding event. The Board discussed pricing. Supervisor Cruz said maybe they could have TECO come and offer energy audits. The Board would like to talk about this again at the next meeting. The Board also discussed possibly adding in the letter to homeowners about possible events but decided to hold off on including this and to check with the HOA to see what they are planning.

F. General Matters of the District

Ms. Hicks provided options for painting the court and pricing information. The Board decided on hopscotch and four-square.

MOTION TO:	Approve the hopscotch and four-square option.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

Ms. Hicks asked if the Board would like to open the basketball court with proper signage and onsite staff wiping down frequently-touched areas. The Board discussed. Supervisor Quigley made a motion to open the basketball court. Supervisor Uhlig seconded the motion but then rescinded her second; the motion died without a second.

Ms. Hicks said the clubhouse would be open on August 18th for voting. The County would limit capacity to 12 voters at a time and will follow all CDC guidelines.

Ms. Hicks checked with the Board about removing the portion of the fence on the easement. Supervisor Cruz said they already discussed and voted to move forward with the removal, and that they need to do it. The Board discussed.

MOTION TO:	Approve the removal of the portion of the fence on the easement.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisor Uhlig and Supervisor Quigley opposed.

205 **9. CONSENT AGENDA**

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

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208 The Board reviewed the minutes.

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MOTION TO: Approve the July 13, 2020 meeting minutes.

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MADE BY: Supervisor Cruz

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SECONDED BY: Supervisor Quigley

213

DISCUSSION: None Further

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RESULT: Called to Vote: Motion PASSED

215

5/0 – Motion passed unanimously

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217 **B. Consideration of Operations and Maintenance Expenditures June 2020**

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219 The Board reviewed the O&Ms.

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MOTION TO: Approve the June 2020 O&Ms.

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MADE BY: Supervisor Uhlig

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SECONDED BY: Supervisor Quigley

224

DISCUSSION: None Further

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RESULT: Called to Vote: Motion PASSED

226

5/0 – Motion passed unanimously

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228 **C. Review of Financial Statements Month Ending June 30, 2020**

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230 The financials were reviewed the accepted.

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233 **10. MANGAGEMENT REPORTS**

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A. Staff Action Item List

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B. Field Manager's Report

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1. Community Inspection Reports

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i. Asset Inspection

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ii. OLM Inspection

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iii. Aquatics Report

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iv. Clubhouse Calendar

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2. Sheriff's Report

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243 The Board reviewed the management reports.

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246 **11. SUPERVISOR REQUESTS**

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248 Supervisor Cruz asked for the status of the entrance monument with Cornerstone and mentioned that
249 Solitude is not removing trash while onsite.

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251 Supervisor Kilpatrick asked to schedule to have the bulbs in the fountain changed for October.

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254 **12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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256 A resident shared concerns about alligators. Residents also commented about a tree that is on
257 neighbor's yard and CDD property that needs to be cut back. Supervisor Cruz asked to verify if this
258 is an access easement.

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260 The Board requested to have next month's meeting in person.

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263 **13. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Minutes of the Public Hearing and Regular Meeting
August 10, 2020

273 *These minutes were done in summary format.

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

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279 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
280 meeting held on 9/14/2020.

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 9/14/2020.

Signature

Printed Name

Title:

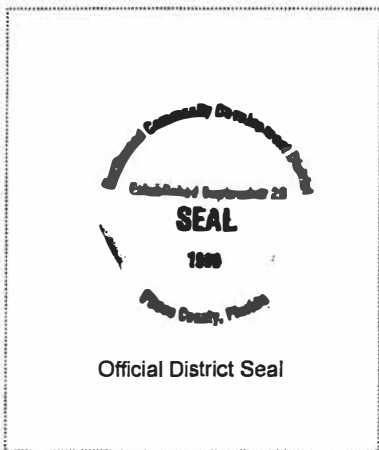
- Secretary
- Assistant Secretary

Signature

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator

Signature

Date

[Signature]
9/17/2020