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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, October 12, 2020 at 6:30 p.m.** at the Northwood Clubhouse located at 27248 Big Sur Dr., Wesley Chapel, Florida, 33544.

**1. PLEDGE OF ALLEGIANCE**

Eric Davidson led the Pledge of Allegiance.

**2. CALL TO ORDER**

Eric Davidson called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, October 12, 2020 at 6:34 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	<i>via conference call</i>
Barbara Cruz	Supervisor	
Angel Medina	Supervisor	<i>via conference call</i>

**Staff Members Present:**

Eric Davidson	District Manager, Meritus
Josue Marquez	Onsite Staff
Tyree Brown	LMP
Felix Laporte	LMP

There were no audience members present.

**3. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**4. VENDOR/STAFF REPORTS**

**A. Discussion with LMP**

Tyree Brown from LMP went over that six pine trees need to be removed. The trees are located along the main boulevard and are high risk to do damage because they are dead. The Board discussed the tree removal proposals. The total for tree removal for the six trees is \$1,500, and it will be \$350 for stump grinding.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

October 12, 2020

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MOTION TO:	Approve the tree removal proposals for \$1,500 for six trees and \$350 for stump grinding.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

56  
57 Supervisor Cruz asked about getting more details on the trees and accounting. Mr. Davidson said  
58 management could maybe add the location of the tree in the financials in the meeting book.

59  
60 Mr. Brown, Mr. Laporte, and Mr. Marquez went over the drainage issue near the clubhouse with the  
61 Board. The Board discussed Mr. Davidson recommending getting a video of what is going on with  
62 the drainage during a bad rainstorm before they make a decision; the Board agreed and decided to  
63 table this item until they have more information.

64  
65 Mr. Brown went over another drainage issue at Breakers and Northwood Palms Blvd. Mr. Davidson  
66 suggested talking to the County about fixing the sidewalk. The Board agreed. Mr. Brown also went  
67 over a drainage problem that a homeowner brought up. The homeowner believes the drainage issue  
68 is because of the wall, but it is occurring on the homeowner's property, which would be the  
69 homeowner's responsibility.

70  
71 Mr. Brown and the Board then discussed the plantings and filling in the spaces along the wall. They  
72 decided to go with the same theme of the ginger. Supervisor Kilpatrick asked for rendering that has  
73 a before and after. At the wall next to the clubhouse, the Board agreed to put some red copperleaf  
74 and other green plants there. For the benches, Mr. Davidson and the Board directed for LMP to do  
75 before and after renderings, have photos of the plant material, and make the benches the same. The  
76 Board and LMP also talked about the time frame for completion.

77

MOTION TO:	Approve proposal 64939 for \$550.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

84  
85 The Board continued to review the proposals.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

October 12, 2020

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MOTION TO:	Approve proposal 64946 for \$402.30.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

The Board continued to discuss the proposals.

MOTION TO:	Approve proposal 64942 for \$961.50.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

In late November, the plantings will be switched out to white petunias and deep red snapdragons.

Supervisor Uhlig said she would like to get some more low maintenance planting options for a lot of the community. Mr. Brown said they could get what the Board wants by installing perennials. LMP will bring proposals for those to the next meeting. Supervisor Kilpatrick mentioned an area that needs to cut back along the sidewalk. Supervisor Cruz asked about the fountains and if they could cut the hours they run. Mr. Davidson recommended asking the aquatics vendor before cutting back the time since the fountains aerate the ponds.

*Mr. Brown and Mr. Laporte left the meeting.*

The Board discussed the website and making sure residents know they can access information about the CDD and meetings on the site. They also discussed having a frequently asked question section of the website.

- B. District Engineer**
- C. District Counsel**

There were no updates from the Engineer or Counsel at this time.

124 **5. BUSINESS ITEMS**

125 **A. Discussion on Fence at 29636 Sea Breeze Way**

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127 Mr. Davidson provided an update on the fence and easement. The Board discussed. Mr. Davidson  
128 will direct Mr. Babbar will send a letter back to the homeowner's attorney.

129

130 **B. General Matters of the District**

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132 There were no general matters to discuss at this time.

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135 **6. CONSENT AGENDA**

136 **A. Consideration of Minutes of the Public Hearing & Regular Meeting September 14,**  
137 **2020**

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139 The Board reviewed the minutes.

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MOTION TO:	Approve the September 14, 2020 minutes.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

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148 **B. Consideration of Operations and Maintenance Expenditures August 2020**

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The Board reviewed the O&Ms. Supervisor Kilpatrick asked about the change to the "other" line item in the general fund from last month to this one. Mr. Davidson will look into it and get back to the Board. Supervisor Kilpatrick asked about the insurance payment and coverage. Mr. Davidson will send the Board the coverage details. Supervisor Kilpatrick also asked the Solitude invoice, the ADT invoice, the pool pump, and the Sheriff report about the meeting. The Board discussed having the Sheriff patrols at the meetings. They would like to switch the officer from the HOA meetings to the fining committee and make sure they keep Mr. Marquez better updated on meeting dates and cancellations. Supervisor Cruz also asked about the Waste Connection invoice.

MOTION TO:	Approve the August 2020 O&Ms.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

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165 **C. Review of Financial Statements through August 31, 2020**

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168 The financials were reviewed and accepted.

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171 **7. MANGAGEMENT REPORTS**

- 172 **A. Staff Action Item List**
- 173 **B. Field Manager's Report**
  - 174 **1. Community Inspection Reports**
    - 175 **i. Asset Inspection**
    - 176 **ii. Clubhouse Calendar**
  - 177 **2. Sheriff's Report**

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179 The Board reviewed the management reports.

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182 **8. SUPERVISOR REQUESTS**

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184 Supervisor Cruz and Supervisor Kilpatrick wanted to make sure that the County comes out.

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186 Supervisor Medina asked Mr. Marquez about the basketball courts.

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189 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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191 There were no audience questions or comments.

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194 **10. ADJOURNMENT**

196	MOTION TO:	Adjourn.
197	MADE BY:	Supervisor Quigley
198	SECONDED BY:	Supervisor Cruz
199	DISCUSSION:	None Further
200	RESULT:	Called to Vote: Motion PASSED
201		5/0 - Motion Passed Unanimously

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

October 12, 2020

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

205

206 \*These minutes were done in summary format.

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

211

212 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
213 meeting held on 11/9/2020.

214

215 [Signature]  
216 Signature

217 Brian Lamb  
218 Printed Name

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221 Title:

- 222  Secretary
- 223  Assistant Secretary

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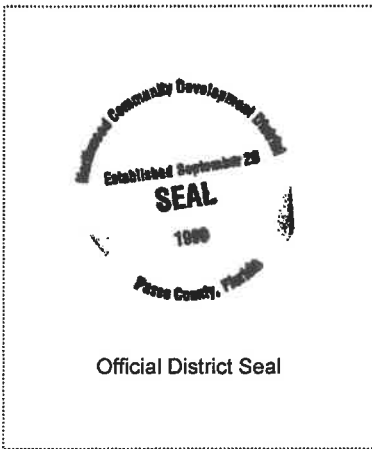
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[Signature]  
Signature

Mimi Kilpatrick  
Printed Name

219

221 Title:

- 222  Chairman
- 223  Vice Chairman

Recorded by Records Administrator

[Signature]  
Signature

11/10/2020  
Date