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10 **Minutes of the Regular Meeting**

11 The Regular Meeting of the Board of Supervisors for Northwood Community Development District
12 was held on **Monday, February 8, 2021 at 6:30 p.m.** at the Northwood Clubhouse located at 27248
13 Big Sur Dr., Wesley Chapel, Florida, 33544 and via Zoom at <https://zoom.us/j/94237096324> with
14 meeting ID 942 3709 6324.
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20 **1. PLEDGE OF ALLEGIANCE**

21 Eric Davidson led the Pledge of Allegiance.
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27 **2. CALL TO ORDER**

28 Eric Davidson called the Regular Meeting of the Board of Supervisors of the Northwood Community
29 Development District to order on **Monday, February 8, 2021 at 6:30 p.m.**
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34 **Board Members Present and Constituting a Quorum at the onset of the meeting:**

35 Mimi Kilpatrick	Chair	
36 Angel Medina	Vice-Chair	
37 Karen Uhlig	Supervisor	
38 Barbara Cruz	Supervisor	<i>via conference call</i>
39 Jennifer Inman	Supervisor	

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44 **Staff Members Present:**

45 Eric Davidson	District Manager, Meritus
46 Josue Marquez	Onsite Staff

47 There were some resident audience members present in person and via Zoom.
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53 **3. VENDOR/STAFF REPORTS**

54 **A. District Counsel**

55 The Board discussed sidewalk repairs and communication with the County. Supervisor Inman went
56 over a resident question about sidewalks. She said maybe they could ask residents to send in photos
57 of sidewalk issues in front of their houses, and then the District can put pressure on the County to
58 do sidewalk repairs. Supervisor Kilpatrick said they could ask Kathryn Starkey come in. Supervisor
59 Cruz went over the history of the sidewalks. Supervisor Uhlig said the HOA previously sent
60 hundreds of photos of sidewalk issues to the County, but they did not come out and fix them.
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66 **B. District Engineer**

67 There were no updates from the Engineer at this time.
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4. BUSINESS ITEMS

A. Discussion on Playground Bathroom Access

The Board discussed changing the times for the playground bathroom access. Supervisor Cruz and Supervisor Uhlig went over the history of why the bathrooms are locked after staff leaves. The Board discussed putting in an access system at the bathrooms and went over some different ways to set it up. The Board also discussed security coverage at the park. Mr. Marquez will look into options.

B. Discussion on Small Entrances Landscaping

The Board discussed the landscaping at the small entrances. Supervisor Uhlig reiterated that she would like to put pretty colorful bushes at the smaller entrances to the community. Mr. Davidson said he will be walking the property with LMP on Wednesday and will ask them about putting in the bushes. He also went over some landscaping issues he will be addresses with them. Mr. Davidson said that if the Board thinks of anything else they would like for him to go over with them, to please email him and let him know.

The Board then discussed putting in rubber mulch at the playground for safety. Mr. Davidson will look into it.

The Board asked for an update on the trash cans. Mr. Marquez asked to confirm that the placement would be at the playground, tennis courts, and an additional trash can at the clubhouse area.

Supervisor Uhlig said she would like to expand the children’s playground area. Supervisor Kilpatrick mentioned that residents would like to have sun shades to cover the playground. Mr. Marquez will reach out to the playground representative. Supervisor Kilpatrick said she would also like to get pricing for a sun shade over the bench on the Main Blvd.

C. Discussion on Tree Root at 27315 Breakers Dr.

Mr. Davidson went over an issue with the tree root at 27315 Breakers Dr. The root runs through the homeowners’ yard and creates an issue with water building up around it on his property. The root has also lifted and cracked the sign wall. LMP said they did not think the County will let them take the tree out. They can cut the root out, but they are not sure if it will cause the tree to die because it is a large root. The Board reviewed the proposals from LMP.

MOTION TO:	Remove the tree with permission from the County per Estimate 69876.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

93 The Board talked about having a backup plan in case the County did not allow for removal of the
94 tree.

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96	MOTION TO:	If the County does not allow removal of the tree, trim the
97		roots of the tree per Estimate 69877.
98	MADE BY:	Supervisor Kilpatrick
99	SECONDED BY:	Supervisor Medina
100	DISCUSSION:	None Further
101	RESULT:	Called to Vote: Motion PASSED
102		5/0 – Motion passed unanimously

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104 **D. Discussion on Recreational Facilities COVID-19 Liability Waiver**

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106 The Board reviewed the waiver.

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108	MOTION TO:	Open the clubhouse as long as every person attending
109		signs the COVID-19 Liability Waiver.
110	MADE BY:	Supervisor Uhlig
111	SECONDED BY:	Supervisor Inman
112	DISCUSSION:	None Further
113	RESULT:	Called to Vote: Motion PASSED
114		5/0 – Motion passed unanimously

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116 **E. Discussion on Proposal to Pressure Wash Signs along Northwood Palms Blvd.**

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118 The Board discussed the proposal to pressure wash the signs along Northwood Palms Blvd.

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120	MOTION TO:	Approve the proposal.
121	MADE BY:	Supervisor Kilpatrick
122	SECONDED BY:	Supervisor Inman
123	DISCUSSION:	None Further
124	RESULT:	Called to Vote: Motion PASSED
125		5/0 – Motion passed unanimously

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127 **F. Discussion on Proposal for Perimeter Wall Lettering & Column**

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129 Mr. Davidson provided an update after looking into possibly having a credit. The company did not
130 charge for the things they did not do previously. The Board agreed to proceed with the proposal.

131

132 **G. Discussion on Proposal to Remove Dead Trees**
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134 Mr. Davidson reviewed the proposal to remove the dead trees with the Board. The Board discussed
135 and wanted to know what would replace the trees. Mr. Davidson will be meeting with LMP
136 Wednesday, and they will come up with a plan for replacement and present it to the Board at the
137 next meeting.
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139	MOTION TO:	Approve for the invoices to be paid to remove the dead
140		trees.
141	MADE BY:	Supervisor Inman
142	SECONDED BY:	Supervisor Uhlig
143	DISCUSSION:	None Further
144	RESULT:	Called to Vote: Motion PASSED
145		5/0 – Motion passed unanimously

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147 **H. General Matters of the District**
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149 Supervisor Kilpatrick asked for an update about the four square painting. Mr. Davidson said it would be
150 either later this month or next month. Supervisor Kilpatrick also asked to put a discussion about removal
151 of the basketball fence on the next agenda. Supervisor Uhlig suggested relocating the fence to separate
152 the basketball area from the soccer field. The Board discussed. Mr. Davidson said they could look at the
153 fence Wednesday to see if it could be moved, and then the next month the Board can decide if they want
154 to remove it.
155
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157 **5. CONSENT AGENDA**

158 **A. Consideration of Minutes of the Regular Meeting January 11, 2021**
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160 The Board reviewed the minutes. Supervisor Uhlig asked for an update on the lights. Mr. Davidson
161 said he reached out to TECO and they will be sending a proposal. Supervisor Uhlig asked for an
162 update on Mr. Marquez being a Meritus employee; Mr. Davidson provided an update. Supervisor
163 Uhlig asked about the tree limbs being trimmed at the playground; Mr. Marquez provided an update.
164

165 Supervisor Kilpatrick discussed the playground and said she would like to get the equipment power
166 washed, sod installed, and colored plantings put into the playground area as soon as possible. She
167 also asked to get some pricing on the mulch.
168

169 The Board would like to get signs made to remind residents that dogs must be on a leash. The Board
170 also asked Mr. Marquez for an update about his research on pool heating. Mr. Marquez went over the
171 different options and will get proposals for the Board to review.
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MOTION TO:	Approve the January 11, 2021 minutes.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures December 2020

The Board reviewed the O&Ms.

MOTION TO:	Approve the December 2020 O&Ms.
MADE BY:	Supervisor Kilpatrick
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, 2020

The Board reviewed the financials.

MOTION TO:	Accept the financials through December 31, 2020.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Inman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

7. MANGAGEMENT REPORTS

A. Staff Action Item List

B. Field Manager's Report

- 1. Community Inspection Reports**
- 2. Sheriff's Report**

The Board reviewed the management reports. Supervisor Uhlig asked about the rust. Mr. Davidson and Mr. Marquez provided an update.

213 **8. SUPERVISOR REQUESTS**

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215 The Board reviewed an email from a homeowner and answered the questions about the sidewalk
216 and food drive. The Board wanted to be clear that there is no CDD money going towards the food
217 drive.

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

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222 Residents commented about the landscaping, tree removal, pressure washing the signs, staff and
223 liability, the issue with the tree root, getting bids for smaller landscaping items, the traffic light, the
224 fence at the basketball court, and doing a community corner or FAQ in the newsletter.

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227 **10. ADJOURNMENT**

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MOTION TO:	Adjourn.
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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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

February 8, 2021

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

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239 *These minutes were done in summary format.

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

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245 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
246 meeting held on 3/8/21.

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249 Signature

Signature

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Eric Dawson

Mimi Kilpatrick

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252 Printed Name

Printed Name

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254 Title:

Title:

255 Secretary

Chairman

256 Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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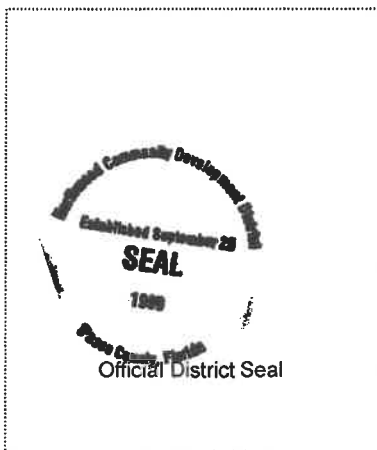
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Signature
Date
3-10-21