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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, July 11, 2022, at 6:30 p.m.** at the Northwood Clubhouse located at 27248 Big Sur Dr., Wesley Chapel, Florida, 33544 and via Zoom at <https://zoom.us/j/94237096324> with meeting ID 942 3709 6324.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

2. CALL TO ORDER

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, July 11, 2022, at 6:35 p.m.**

Board Members Present and Constituting a Quorum at the onset of the meeting:

- Mimi Kilpatrick Chair
- Angel Medina Vice-Chair
- Karen Uhlig Supervisor
- Jennifer Inman Supervisor
- Barbara Cruz Supervisor

Staff Members Present:

- Gene Roberts District Manager, Inframark
- Jen Lavelle Facility Manager

Two (2) representatives from LMP.

There was three (3) resident audience members present.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There are no audience questions or comments on agenda items.

4. VENDOR AND STAFF REPORTS

The landscape committee and LMP updated the Board on their recent meeting and discussed several proposals LMP has submitted.

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MOTION TO:	Approve LMP's Proposal #78201
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Madina
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/2 – Motion Passed: Supervisor Inman and Kilpatrick Abstained.

MOTION TO:	Approve LMP's Proposal #78492
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Inman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed: Unanimously

LMP's representatives exited the meeting.

A. District Counsel

There are no reports on behalf of the District Counsel.

B. District Engineer

Mr. Roberts stated he was contacted by Site Masters and the sidewalk repairs on Northwood Palms Blvd should be completed by the end of July.

C. District Manager

- i. Onsite Managers Report**
- ii. OLM Community Inspection Report**

Ms. Lavelle went over her report with the Board.

Supervisor Kilpatrick asked if a representative from Pasco County Public works attend a future meeting.

The Board approved purchasing another garbage can for the pool area.

The Board asked staff to get additional pricing for new drinking fountains.

89 **5. BUSINESS ITEMS**

90

91 **A. Discussion on Klean Building Care Replacing Water Fountain Estimate**

92

93 The Board discussed the water fountain estimate and asked staff to get additional pricing for new
94 drinking fountains.

95

96 **B. Discussion on Klean Building Care Enhancements to Amenity Bathrooms**

97

98 The Board discussed the Klean Building Care Enhancement to Amenity Bathrooms and proceeded
99 to table the proposals. The Staff will paint the bathrooms at the park.

100

101 **C. Discussion on Admiral Furniture Re-Sling Chair Quote**

102

103 The Board discussed and motioned to approve the Re-Sling pool Chair quote.

104

105

MOTION TO: Approve the Re-Sling Pool Chair Proposal.

106

MADE BY: Supervisor Uhlig

107

SECONDED BY: Supervisor Cruz

108

DISCUSSION: None Further

109

RESULT: Called to Vote: Motion PASSED

110

5/0 – Motion Passed: Unanimously

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112 **6. CONSENT AGENDA**

113

114 **A. Consideration of Minutes of the Regular Meeting June 13, 2022**

115

116 The Board reviewed the meeting minutes and Mr. Uhlig had the following comments on the minutes.

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118 -Line 51, has LMP completed the fertilization?

119

120 -Line 61, is JL sending the Board the weekly staff schedule?

121

122 -Line 88, has Angel Medina received any additional information on the license plate cameras?

123

124 -Line 99, why is the board considering doing a resident survey to remove the fence at the half court
125 on the basketball court?

126

127 -Line 138. She asked if there are signs at the pool stating swim at your own risk and asked about the
128 status of fixing the pool ADA lift.

129

130 Line 117 should state Mr. Uhlig, not Mr.

131

132 Mr. Kilpatrick asked that line 95 be worded that the Board did not discuss Board members having
133 the app to review the clubhouse security cameras.

134

135 **B. Consideration of Operations and Maintenance Expenditures May 2022**

136

137 The Board reviewed the O&M's and Ms. Kilpatrick mentioned that the electric bills have been
138 increasing due to fuel surcharges.

139

140 Ms. Kilpatrick asked about the Truly Nolen pest control invoices and what locations they are for.

141

142

143 **C. Review of Financial Statements Month Ending May 31, 2022**

144

145 The Board reviewed the financial statements and had no questions.

146

147

148 **7. SUPERVISOR REQUESTS**

149

150 Mr. Uhlig asked about the scheduling for a Workshop to discuss making improvements to the
151 entrance monument.

152

153 Mr. Uhlig asked if the Bounce House agreement has been completed by District Counsel? Yes.

154

155 Ms. Kilpatrick and Mr. Inman discussed the status of the infrastructure committee.

156

157 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

158

159 The two (2) residents who expressed their displeasure in the amount the Board had approved on
160 LMP's landscape enhancement proposals.

161

162 A resident asked why she was not allowed to make comments to the Board during the meeting. Mr.
163 Roberts explained residents can comment on agenda items at the beginning of the meeting and are
164 allowed three minutes to address the Board at the end of the meeting.

165

166 Resident asked if they serve on a committee are they liable if the District is sued?

167

168 **9. ADJOURNMENT**

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170

MOTION TO:	Adjourn.
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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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

July 11, 2022

176
 177
 178 *Please note the entire meeting is available on disc.
 179
 180 *These minutes were done in summary format.
 181
 182 *Each person who decides to appeal any decision made by the Board with respect to any matter considered at
 183 the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,
 184 including the testimony and evidence upon which such appeal is to be based.

185
 186 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
 187 meeting held on 8/22/22

188
 189 [Signature]
 190 Signature

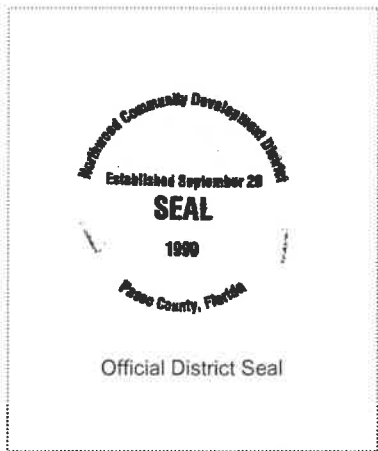
191
 192 Alex Roberts
 193 Printed Name

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 195 Title:
 196 Secretary
 197 Assistant Secretary

188
 189 [Signature]
 190 Signature

191
 192 Nini Kelpatrick
 193 Printed Name

194
 195 Title:
 196 Chairman
 197 Vice Chairman



Recorded by Records Administrator

[Signature]
 Signature

8/30/22
 Date