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Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, March 24, 2021 at 6:00 p.m.** at the Northwood Clubhouse located at 27248 Big Sur Dr., Wesley Chapel, Florida, 33544 and via Zoom at <https://zoom.us/j/92640995368> with meeting ID 926 4099 5369.

1. PLEDGE OF ALLEGIANCE

Eric Davidson led the Pledge of Allegiance.

2. CALL TO ORDER

Eric Davidson called the Continued Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, March 24, 2021 at 6:00 p.m.**

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

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

Staff Members Present:

Eric Davidson	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Josue Marquez	Onsite Staff

There were some resident audience members present.

3. BUSINESS ITEMS

A. Discussion on Clubhouse Improvements

The Board discussed hiring an interior designer. It would be \$1,500 for the virtual package. There would be a vision board and a list of vendors plus some of her discounts. Supervisor Medina would like to see how much the 3D modeling would be as an a la carte. The full plan would be \$3,000 plus \$95 an hour, and the designer would act as a project manager. The Board discussed the costs, packages, and concerns.

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MOTION TO:	Go ahead and do a contingent on the \$1,500 after seeing a contract with what all is included, with being open to the possibility of the \$3,000 and hourly full package.
MADE BY:	Supervisor Medina
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

Supervisor Inman asked about the designer’s experience and customer testimonials. She said she will call the designer to get more information.

B. Discussion on Installing a Putting Green
C. Discussion on Pool Table

Supervisor Kilpatrick asked to discuss installing a putting green at the clubhouse. Mr. Marquez can get some quotes on cost if the Board is interested. The Board would like to do an online survey to assess resident interest and get pricing.

The Board said they had already decided to put a pool table in, but were waiting until the clubhouse is redesigned to purchase it. The interior designer would be designing with the pool table in mind.

Supervisor Kilpatrick said it might be nice to install some outdoor fitness equipment with different stations near the kid’s playground so older kids and adults could work out while they are there. The Board would like to get information from the insurance provider about getting this type of equipment and also do a survey if residents would want to use it.

Supervisor Kilpatrick mentioned maybe doing a game table with the designer. Supervisor Cruz said maybe they could install a foosball table as well. Mr. Davidson said he could add that to the online survey for residents, and the Board agreed.

D. Discussion on Pool Furniture Selections

Mr. Davidson went over some different options for pool furniture with the Board. The Board briefly discussed some of the pool furniture options. Mr. Davidson recommended finalizing once they have the budget for Fiscal Year 2022 since Fiscal Year 2021’s budget only has \$5,000.

E. Ratifying Playground Mulch Installation Proposal

Mr. Davidson explained that the playground really needs to be re-mulched. The Board wanted to put in new playground equipment, but they do not have it in their budget for Fiscal Year 2021. New playground equipment is something they can discuss along with the pool furniture when looking at budgeting for Fiscal Year 2022. Supervisor Inman asked how they could make it happen this year.

87 Mr. Davidson said they do have some funds in undesignated reserves. The Board then discussed the
88 budget and some of the line items.

89

90	MOTION TO:	Put in the play safe mulch and get it installed ASAP.
91	MADE BY:	Supervisor Inman
92	SECONDED BY:	Supervisor Kilpatrick
93	DISCUSSION:	None Further
94	RESULT:	Called to Vote: Motion PASSED
95		4/0 – Motion passed unanimously

96

97 Supervisor Kilpatrick noted that the fans are on order for the clubhouse and the roots have already
98 been removed in the playground.

99

100 The Board continued to discuss some of the playground options. They wanted to get the cost to
101 replace the swing set and add something for the younger kids. The Board wanted to get some
102 proposals for the April meeting.

103

104 **F. Ratifying LMP Proposals for Monument Flowers**

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106 The Board discussed the rotations at the monuments and said they wanted the Xeriscape to go ahead
107 and be put in before Easter at the clubhouse and at the entrances. The Board said they voted to have
108 the flowers removed and put in the Xeriscape at all of the monuments over time, and to keep the
109 current flowers in until they are ready to do the new Xeriscape at each monument. The Board then
110 discussed the landscape contract. Mr. Marquez went over how often the landscapers are on the
111 property. Supervisor Kilpatrick wanted to state for the record that she would like to rescind her vote
112 for the Xeriscape as she was not aware that is what the vote was for last time. Supervisor Inman and
113 Supervisor Cruz asked to have the notes or audio sent from the last meeting. Supervisor Inman
114 noted that at the front of the neighborhood in the median, they will continue to do the flowers.

115

116 **G. General Matters of the District**

117

118 Mr. Marquez mentioned hiring the summer pool monitor again for the upcoming season. Last year he
119 worked Saturday all day and in the late afternoons during the week.

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122 **4. CONSENT AGENDA**

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124 **A. Consideration of Minutes of the Regular Meeting February 8, 2021**

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126 The Board reviewed the minutes.

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MOTION TO:	Approve the February 8, 2021 minutes.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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B. Consideration of Operations and Maintenance Expenditures January 2021

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The Board reviewed the O&Ms.

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MOTION TO:	Approve the December 2021 O&Ms.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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C. Review of Financial Statements through January 31, 2021

The Board reviewed the financials. The Board asked about the reserve account. Mr. Radcliff went over the reserve account balance and budget line item for adding to the reserve.

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MOTION TO:	Accept the financials through January 31, 2021, amended to say pending Mr. Radcliff's research into all accounts and to send the statements by email on a monthly basis.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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161 **5. MANGAGEMENT REPORTS**

162 **A. Staff Action Item List**

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

164 **1. Community Inspection Reports**

165 **2. Sheriff's Report**

166

167 The Board reviewed the management reports. Supervisor Kilpatrick mentioned that she did not
168 agree with OLM's scoring of the landscaping. Supervisor Cruz requested to have OLM come to an
169 upcoming meeting. Mr. Davidson and Mr. Radcliff will ask OLM to attend the May meeting.

170

171 Supervisor Kilpatrick asked to have an update from Counsel on Waste Connections.

172

173 Supervisor Cruz said she would like for the patrol officers to knock on doors and meet the residents.
174 A resident audience member who is a police officer mentioned that it might not be safe for the
175 Board members to walk around with the officers. She suggested having the officer inside the
176 clubhouse for something like "coffee and cops" and letting residents know they could come up to
177 the clubhouse to meet them. The Board agreed. Mr. Marquez will look into it.

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180 **6. SUPERVISOR REQUESTS**

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182 Supervisor Inman mentioned that some residents have already sent in their sidewalk concerns. She
183 asked if Mr. Davidson or Mr. Radcliff could create a visual of the photos and emails in a binder for
184 the County Commissioner. Mr. Davidson said he has confirmed that Commissioner Starkey will be
185 attending the April meeting and will be bringing some staff members with her. The Board wanted to
186 also ask the Commissioner about the flashing lights, no commercial trucks, and the missing
187 sidewalk from Northwood to the next neighborhood.

188

189 Supervisor Inman asked to have the email about the interior designer re-forwarded to her.

190

191 Mr. Davidson went over that he received a proposal to take out the damaged sidewalk on
192 Northwood Blvd. for \$9,700. The Board discussed.

193

194 MOTION TO: Fix the sidewalk so that it is no longer flooded and it
195 makes the community look a lot better.

196 MADE BY: Supervisor Inman

197 SECONDED BY: Supervisor Kilpatrick

198 DISCUSSION: None Further

199 RESULT: Called to Vote: Motion FAILED

200 2/2 – Supervisor Cruz and Supervisor Medina opposed.

201

202 The Board continued to discuss the sidewalk, location, and issue. Mr. Radcliff suggested having the
203 District Engineer look at it.

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MOTION TO:	Have the District Engineer look at the sidewalk flooding problem and give a recommendation before the next meeting.
MADE BY:	Supervisor Inman
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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

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218 A resident mentioned that the pond behind her house on Marumbi Ct. is stagnant. She wondered if
219 they could put in a small fountain feature to help the health of the pond. Mr. Radcliff noted that
220 fountains are expensive and they could think about that during budget season. The resident also
221 commented about the Board hiring the interior designer.

222

223 Another resident passed out a brochure about pickleball and asked if the Board could get the
224 equipment so they could do a pickleball league once a week in the community. The cost would be
225 around \$900, and the lines could be rolled out and picked back up.

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228 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Inman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Continued Meeting

March 24, 2021

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

239

240 *These minutes were done in summary format.

241

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

245

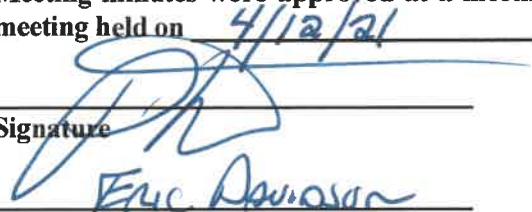
246 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
247 meeting held on 4/12/21.

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Signature



Eric Davidson

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Printed Name

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255 Title:

256 Secretary

257 Assistant Secretary

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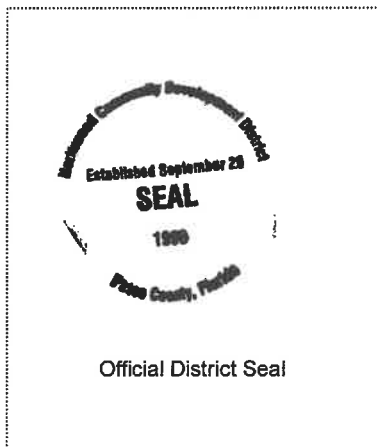
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Official District Seal



Signature

Mimi Kelpatrick

Printed Name

260 Title:

261 Chairman

262 Vice Chairman

Recorded by Records Administrator



Signature

4/15/21

Date