

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for Northwood Community Development District was held on **Monday, October 10, 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 Meetings of the Board of Supervisors of the Northwood Community Development District to order on **Monday, October 10, 2022, at 6:30 p.m.**

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

Mimi Kilpatrick	Chair	
Angel Medina	Vice-Chair	<i>(via teleconference call)</i>
Karen Uhlig	Supervisor	
Barbara Cruz	Supervisor	
Jennifer Inman	Supervisor	

Staff Members Present:

Gene Roberts	District Manager, Inframark
Jen Lavelle	Facility Manager
Mike Chapman	LMP

There were approximately (8) resident audience members present.

3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Engineer

There were no reports on behalf of the District Counsel and engineer at this time.

C. District Manager

- i. Manager's Report**
- ii. Waterway Inspection Report**
- iii. OLM Landscape Inspection Report**
- iv. Clubhouse Rough Draft Inventory List**

Mike Chapman with LMP was present and introduced himself as the new Branch Manager. Supervisor Cruz questioned Mr. Chapman about the cost of tree removal and stump grinding.

46 Mr. Chapman stated LMP will match the proposal she has currently. He will attend the next
47 landscape committee meeting and work out pricing with the committee.

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49 Jen Lavelle went over the managers' report and task list. T

50
51 The Board discussed the clubhouse inventory list and asked that any alcohol remaining from past
52 functions be locked in the office.

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54 The Board requested staff to get pricing for a new shade structure for the pool.

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56 Supervisor Kilpatrick requested that a Solitude representative call in to the meeting every other
57 month.

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60 **4. BUSINESS ITEMS**

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A. Discussion on Clubhouse & Playground Repair

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64 The Board decided to table until staff get additional proposals.

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B. Discussion on Fountain Repair

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68 The Board reviewed the fountain repair proposal.

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MOTION TO:	Approve the proposal from Charles Aquatics.
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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C. Discussion on Lake & Pond Care Proposal

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79 The Board reviewed the Lake and Pond care proposal were tabled.

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D. Discussion on LMP Landscaping

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84 The Board reviewed the LMP Landscaping proposals.

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90 MOTION TO: Approve the mulch proposal.
91 MADE BY: Supervisor Kilpatrick
92 SECONDED BY: Supervisor Inman
93 DISCUSSION: None Further
94 RESULT: Called to Vote: Motion PASSED
95 5/0 – Motion Passed: Unanimously

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97 The Board tabled all other LMP proposals.
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99 **E. Discussion on Pool Maintenance**
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101 The Board reviewed the pool maintenance proposal. Jennifer Inman summarized the proposals and
102 told the Board that the infrastructure committee recommends going with the proposal from GPS.
103 Supervisor Inman will contact the vendor to see if there's been a pricing increase since the proposal
104 was submitted.
105

106 MOTION TO: Approve the maintenance proposal with up to five percent
107 (5%) increase.
108 MADE BY: Supervisor Cruz
109 SECONDED BY: Supervisor Inman
110 DISCUSSION: None Further
111 RESULT: Called to Vote: Motion PASSED
112 3/2 – Motion Passed: Supervisor Kilpatrick and Uhlig
113 opposed.

114
115 **5. CONSENT AGENDA**

116 **A. Review of Financial Statements Month Ending August 31, 2022**
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118 The Board reviewed the financial statements for month ending August 31, 2022 and had no
119 question regarding the financials.
120

121 **6. SUPERVISOR REQUESTS**
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123 Supervisor Inman updated the Board on the infrastructure committee meetings.
124

125 Supervisor Kilpatrick stated a workshop should be held to discuss the front entrance monument
126 upgrades.
127

128 Supervisor Cruz stated the community should hold a food drive to assist in hurricane Ian relief. She
129 asked that no payments be made to LMP before Board approval.
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131 Supervisor Medina requested that the camera proposals be added to next month's agenda.

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

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134 A resident commented regarding LMP's pricing of palm tree removal versus pine trees. Commented
135 about the cost to remove the damaged portion of the entrance monuments.

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137 A resident commented on streetlights being on during the day.

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139 A resident commented if blackboards be added by the basketball courts for children to draw on.

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141 **8. ADJOURNMENT**

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143	MOTION TO: Adjourn.
144	MADE BY: Supervisor Kilpatrick
145	SECONDED BY: Supervisor Cruz
146	DISCUSSION: None Further
147	RESULT: Called to Vote: Motion PASSED
148	5/0 – Motion Passed: Unanimously

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

October 10, 2022

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

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 11/14/2022.

Chris Roberts

Signature

Chris Roberts

Printed Name

Title:

- Secretary
- Assistant Secretary

Mimi Kelpatrick

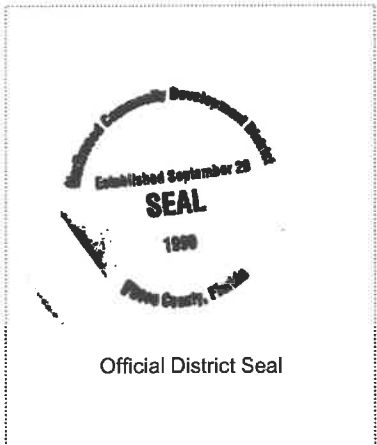
Signature

Mimi Kelpatrick

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator

Paul Spirel

Signature

11/17/2022

Date