

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Minutes of the Regular Meeting
July 13, 2020

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, July 13, 2020 at 6:30 p.m.** via conference call at call-in number 1-866-906-9330 with access code 4863181.

1. CALL TO ORDER

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, July 13, 2020 at 6:30 p.m.**

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

- Mimi Kilpatrick Chair
- Brian Quigley Vice Chair
- Barbara Cruz Supervisor
- Angel Medina Supervisor

Staff Members Present:

- Nicole Hicks District Manager, Meritus
- Josue Marquez Onsite Staff
- Tyree Brown LMP *joined the conference call at 6:40 p.m.*

There were three resident audience members present on the call.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

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

4. BUSINESS ITEMS

A. Pine Tree Removal Proposal

The Board discussed the proposal. Supervisor Cruz said she was not sure of the locations. Tyree Brown with LMP called in. The Board said they would like the proposals to be more detailed. Ms. Hicks suggested putting the closest address on the proposal.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

July 13, 2020

48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90

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

B. Planting of Community Flowers

Mr. Brown said that Supervisor Kilpatrick asked about going to look at the annuals, but they use a subcontractor and do not go to the location. The Board discussed further.

Supervisor Cruz asked for a proposal for zeroscaping.

C. Update on Community Communication

Ms. Hicks said all of the feedback that they received was not in favor of the fence. Ms. Hicks provided the cost for removal. Supervisor Quigley asked how many responses were received out of the 638 homes. Ms. Hicks said 12. The Board discussed. Supervisor Kilpatrick asked what if someone gets hurt. Supervisor Medina said the work is already done and he does not see the logic of paying to remove it now. Supervisor Cruz said should leave it up for now. Supervisor Quigley said they should keep the fence as is. The Board discussed further.

MOTION TO:	Leave the fence in place.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Medina
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/1 – Supervisor Kilpatrick opposed.

D. General Matters of the District

Ms. Hicks provided the cost options for how to proceed with Mr. Munari’s fence. Supervisor Quigley said if Mr. Munari is willing to pay the difference, they could have the fence reset. There was some discussion as to whether there is still a maintenance issue. Supervisor Quigley asked for management to check with Counsel and send an email response to the Board.

Ms. Hicks provided an update on the correspondence with Waste Connections. The Board would like for Mr. Babbar to look into it further.

The Board discussed the HOA meeting at the end of the month that was not approved to be on CDD property. The Board discussed options and asked for management to check with Counsel.

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

July 13, 2020

91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting June 8, 2020

The Board reviewed the minutes.

MOTION TO:	Approve the June 8, 2020 minutes.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures May 2020

The Board reviewed the O&Ms. Supervisor Quigley asked about the masks. Ms. Hicks said the cost was higher because of COVID-19 and also included sanitizer.

MOTION TO:	Approve the May 2020 O&Ms.
MADE BY:	Supervisor Quigley
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

C. Review of Financial Statements through May 31, 2020

The financials were reviewed and accepted.

6. MANGAGEMENT REPORTS

A. Staff Action Item List

B. Field Manager’s Report

1. Community Inspection Reports

- i. Asset Inspection**
- ii. Aquatic Systems Report**
- iii. Clubhouse Calendar**

2. Sheriff’s Report

The Board reviewed the management reports.

133 **7. SUPERVISOR REQUESTS**

134

135 There were no supervisor requests.

136

137

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

139

140 There were no audience questions or comments.

141

142

143 **9. ADJOURNMENT**

144

145

MOTION TO:	Adjourn.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

146

147

148

149

150

151

152

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

July 13, 2020

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

154

155 *These minutes were done in summary format.

156

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

160

161 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
162 meeting held on 08-10-2020.

163

164 Brian Lamb

165 Signature

166

167 Brian Lamb

168 Printed Name

169

170 Title:

- 171 Secretary
- 172 Assistant Secretary

173

174

175

176

177

178

179

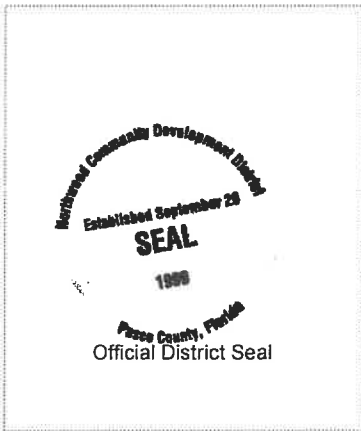
180

181

182

183

184



Mimi Kilpatrick

Signature

Mimieaux (Mimi) Kilpatrick

Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Brittany Crutchfield

Signature

08-10-2020

Date