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2 **MINUTES OF THE REGULAR MEETING**  
3

4 The Regular Meetings of the Board of Supervisors for Northwood Community Development District  
5 was held on **Monday, September 12, 2022, at 6:30 p.m.** at the Northwood Clubhouse located at  
6 27248 Big Sur Dr., Wesley Chapel, Florida, 33544 and via Zoom at <https://zoom.us/j/94237096324> with  
7 meeting ID 942 3709 6324.  
8  
9

10 **1. PLEDGE OF ALLEGIANCE**

11  
12 The Pledge of Allegiance was recited.  
13

14 **2. CALL TO ORDER**

15  
16 Gene Roberts called the Regular Meetings of the Board of Supervisors of the Northwood Community  
17 Development District to order on **Monday, September 12, 2022, at 6:30 p.m.**  
18

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

20 Mimi Kilpatrick      Chair  
21 Angel Medina      Vice-Chair  
22 Karen Uhlig      Supervisor  
23 Barbara Cruz      Supervisor      *(via teleconference call)*  
24 Jennifer Inman      Supervisor  
25

26 **Staff Members Present:**

27 Gene Roberts      District Manager, Inframark  
28 Jen Lavelle      Facility Manager  
29 Larry Roberts      Deputy of Pasco County Sheriff's Office  
30

31 Two representatives from LMP attended. They updated the Board on the landscape status and  
32 answered questions from the Board.  
33

34 There were approximately (10) resident audience members present.  
35

36 Detective Larry Roberts with Pasco County Sheriff's Office talked to the board regarding off-duty patrols  
37 for Northwood. He stated he writes on average of ten (10) parking citations per shift. He answered  
38 questions from the Board and audience.  
39

40 A representative from Solitude attended via zoom. He told the Board that after reviewing the contract  
41 with Northwood, Solitude is to provide a monthly report. Starting next month, he will provide a report  
42 each month for half of the ponds.  
43

44 **3. VENDOR AND STAFF REPORTS**

45 **A. District Counsel**  
46

47 **B. District Engineer**

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

49

50 **C. District Manager**

51 **i. Manager's Report**

52

53 Jen Lavelle updated the Board on her monthly managers' report.

54

55 **4. BUSINESS ITEMS**

56

57 There were no business items to discuss at this time.

58

59 **A. Consideration of Minutes of the Public Hearing and Regular Meeting August 22, 2022**

60

61 The Board reviewed the meeting minutes. Ms. Uhlig asked the status of changing the annuals at the  
62 new sign to plants and asked if the street signs have been pressure washed. Mr. Roberts stated that  
63 yes, the street signs were pressure washed.

64

65 Ms. Uhlig asked about the status of the license plate cameras.

66

67 Ms. Uhlig states that on line 250 should read an increase, not a slight increase.

68

69	MOTION TO:	Approve the Public Hearing and Regular Meeting
70		Minutes on August 22, 2022, with corrections.
71	MADE BY:	Supervisor Uhlig
72	SECONDED BY:	Supervisor Kilpatrick
73	DISCUSSION:	None Further
74	RESULT:	Called to Vote: Motion PASSED
75		5/0 – Motion Passed: Unanimously

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77 **B. Consideration of Operations and Maintenance Expenditures August 2022**

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79 The Board reviewed the O&M's and Ms. Inman what the KDC invoice was for.

80

81	MOTION TO:	Approve the Operations and Maintenance Expenditures
82		for August 2022.
83	MADE BY:	Supervisor Kilpatrick
84	SECONDED BY:	Supervisor Inman
85	DISCUSSION:	None Further
86	RESULT:	Called to Vote: Motion PASSED
87		5/0 – Motion Passed: Unanimously

88

89 **6. SUPERVISOR REQUESTS**

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91 Mr. Medina stated there's a streetlight in front of the amenity center that's staying on during the day.

92

93 Ms. Uhlig stated staff should compile a folder with all the amenities passwords and key info. The slide  
94 protectors should be put on the chair legs to prevent from scratching the floor. The hand sanitizer unit on  
95 the wall needs a tray to catch any soap from running down the wall. When placing green flags, it should  
96 have either logos or numbers. Ms. Uhlig discussed moving pictures on the wall for events.

97

98 Ms. Uhlig asked if Bob can remove mulch from away from any electrical outlets and paint the top  
99 of the monuments at the entrance.

100

101 Ms. Inman gave an update on the infrastructure committee. She said they have a list of 6 architects  
102 that they will be contacting for RFQ and they have three proposals to re-seal the pool.

103

104 Ms. Kilpatrick stated they will be starting up an event committee and would like some residents to  
105 volunteer.

106

107

108	MOTION TO:	Approve to not allow clubhouse renters from moving the
109		furniture or things off the walls.
110	MADE BY:	Supervisor Inman
111	SECONDED BY:	Supervisor Cruz
112	DISCUSSION:	None Further
113	RESULT:	Called to Vote: Motion PASSED
114		3/2 – Motion Passed: Supervisor Inman and Cruz
115		Abstained.

116

117

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

119

120 A resident requested to decorate the entrance with Holiday lights while the monuments is being  
121 repaired.

122

123 A resident commented if additional purchases are planned for the clubhouse.

124

125 A resident stated any future purchases should be a Boards decision.

126

127 A resident who attended the meeting to discuss an easement violation letter he received from staff.

128

129

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131

132

133 **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
	5/0 – Motion Passed: Unanimously

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142

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

144

145 *\*These minutes were done in summary format.*

146

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

150

151 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
152 **noticed meeting held on \_\_\_\_\_.**

153

154 \_\_\_\_\_  
155 **Signature**

\_\_\_\_\_ **Signature**

156

157 \_\_\_\_\_  
158 **Printed Name**

\_\_\_\_\_ **Printed Name**

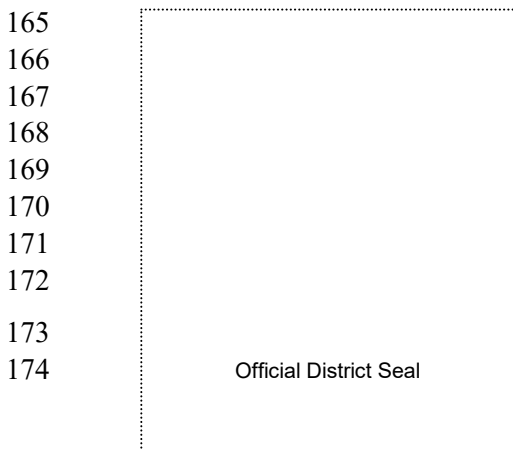
159

160 **Title:**  
161  **Secretary**  
162  **Assistant Secretary**

**Title:**  
 **Chairman**  
 **Vice Chairman**

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164



*Recorded by Records Administrator*

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\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*