

Northwood CDD Meeting

December 18, 2023

In attendance

Barbara Cruz

Gersson Perez

Brian Quigley

Brian Munari

Mimi Kilpatrick

Gene Roberts

Jen Lavelle via teleconference.

6 Residents

No audience questions on agenda.

Staff Reports

Jen went over her monthly report.

Vendors not receiving payment due to Truist issues was discussed.

Motion to change banks to Bank United- BQ

Second-BC

AIF 5/0

Motion to approve the Chair to sign the Assignment and Assumption Letter – BM

Second-BQ

AIF 5/0

Staff to inquire with Bank United regarding a Square account.

Motion to sell the pool table for \$1,500 – GP

Second-BC

AIF 4/1

Business Items

Old Business

- A. Drinking Fountain Repairs  
Will be completed by end of the week.

- B. LED lights for the Fountains  
Tabled to January.
- C. Infrastructure Update on Wall.  
Oasis has inspected the street side but still needs to inspect the resident's side of the wall.
- D. Tree Removal Proposals  
Motion to approve \$1,200 proposal from Dan's Tree Removal-BC  
Second-BQ  
AIF 5/0  
New Business
  - A. Discussion on Rental Agreement for presently serving board members.  
Motion not to receive a discount – BC  
Second-MK  
AIF 5/0
  - B. Discussion on website Maintenance  
The website should be up to date. Board asked if it can be upgraded and a search bar added.
  - C. Discussion on HOA letter  
Motion was made not to charge the HOA for cancellation of planned functions-BQ  
Second-MK  
AIF 3/2 opposed was BC & GP  
Charging the HOA a fee to use the clubhouse for functions was discussed.  
Motion not to charge the HOA-BQ  
Second-MK  
AIF 2/3  
Opposed was BC, BM and GP  
Consent Agenda
    - A. Consideration of Meeting Minutes for the November 20, 2023  
Motion-MK  
Second-BM  
AIF 4/0 BQ abstained.
    - B. Consideration of Operation and Maintenance expenditures November 2023  
Spareem Invoice should be coded to R&M Lakes.  
Motion-BC  
Second-GP  
AIF 5/0
    - C. Acceptance of financials and approval of Check Register for November 2023  
Question on a check for \$4020.15  
Request to have Seacoast and Florida Prime statements be added to the financials.  
Motion-BQ  
Second-BC  
AIF 5/0  
Supervisor Request  
GP asked to head up security and to contact Flock.  
BC asked BQ the get with Frontier regarding the internet invoices. GR will provide the security pins.

Review Waste connection contract.

Broken Sprinkler in front of clubhouse wall.

Provide board with list of clubhouse rentals contracts and receipts.

Modify Aquatics Weed Control contract to include trash clean up in the ponds.

Motion-BM

Second-MK

AIF 5/0

Get proposals to cover the columns at the entrance.

Audience Comments

Questioned if leaving the tree stumps will impact the wall construction.

Street lights

Should HOA/CDD acquire street parking permits when holding functions at the clubhouse.

Resident disagreed HOA should pay to use the clubhouse for functions.

Fan at the Park should be put on a timer.

Note for Old Business

Fountain Lights

FDS Report

Website Template

Dog Stations

Frontier

Column Caps

Adjournment

Motion- BC

Second- BM

AIF 5/0