

**MINUTES OF MEETING
NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held Monday, November 8, 1999 at 9:00 A.M. at the Model Center, 1105 Conch Court, Wesley Chapel, Florida.

Present and constituting a quorum were:

Mike Lawson	Chairman (by phone)
John Schajatovic	Supervisor
Walter Kehoe	Supervisor (by phone)

Also present were:

John Daugirda	Assistant Manager
Mark Straley	Attorney (by phone)
Dayne Piercefield	Engineer (by phone)
Donna Holiday	Recording Secretary (by phone)
Walter Wolfing	

SECOND ORDER OF BUSINESS

Organizational Matters

Mr. Daugirda stated on November 2, 1999 there was a Landowner Meeting. The proxy holder for U.S. Homes cast the following votes; 150 for Mike Lawson, 150 for Larry Floyd, 100 for Walter Kehoe. Supervisors Lawson and Floyd will have four year terms and Supervisor Kehoe will have a two year term.

Mr. Daugirda stated at this time the Oath of Office will be administered to the Supervisors. Mr. Lawson and Mr. Kehoe were sworn in. Mr. Floyd will take the Oath at the next meeting.

Mr. Daugirda stated the procedure of filling in the Resolution to certify the election results.

On MOTION by Mr. Lawson seconded by Mr. Kehoe with all in favor Resolution 2000-1, Canvassing and Certifying the results of the Landowners Election of Supervisors held pursuant to Section 190.006(2), Florida Statutes was approved.

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Mr. Daugirda stated Item C under Organizational Matters concerns the one vacancy for Supervisor. This item is to be continued.

Mr. Daugirda stated Item D concerns officer structure. He stated at the present time Mr. Lawson is the Chairman, Mr. Floyd is the Vice Chairman, Gary Moyer is the Secretary, Rhonda Archer is Treasurer, and the remaining Supervisors are each Assistant Secretaries. We are seeking a motion to continue the same officer structure or to move to change that.

On MOTION by Mr. Lawson seconded by Mr. Kehoe with all in favor the organization as outlined above was retained.

THIRD ORDER OF BUSINESS

Approval of Minutes of September 13, 1999 Meeting

The minutes were reviewed. A correction was requested for Page 1. Mr. Lawson made the motion to approve the Sept. 13, 1999 minutes, not Mr. Doyle.

On MOTION by Lawson seconded by Mr. Schajatovic with all in favor the minutes of the September 13, 1999 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Engagement Letter from Grau & Co. to Perform the Audit for Fiscal Year 1999.

Mr. Daugirda stated we have a multi year contract with Grau & Company. Each year they present a new engagement letter for the upcoming year. This is the same as in the past. It is for the same amount, \$7,800. He stated there have been no problems with them and it is a staff recommendation that you accept the engagement letter.

On MOTION by Mr. Lawson seconded by Mr. Kehoe with all in favor the Letter of Engagement from Grau & Company was accepted for the upcoming year audit.

FIFTH ORDER OF BUSINESS

Construction Status Report

Mr. Dayne Piercefield stated the project is under construction as far as the final 1997 Bond Issue for the District is concerned. That is being spent on Unit 7B and part of Unit 5 as originally authorized in 97 Bond Programs. He stated the weather is great so hopefully we will get a good job.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Straley stated U.S. Home is going to be building some additional recreational facilities for the District consisting of approximately \$100,000 worth of improvements. That includes two platted lots which are going to be set aside for recreational facilities plus the recreational equipment itself. I am working on a promissory note from the District to U.S. Home for the \$100,000 that would be paid from the Debt Reserve Fund as monies become available from that fund. I am trying to find a copy of the Trust Indenture amendment that permitted the Debt Reserve Fund to be used for any lawful purpose which would include this. I know it exists and am certain that Mr. Lawson is also familiar with it, however, I have not been able to locate a copy of it.

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Mr. Lawson responded Mr. Straley should contact the trustee.

Mr. Straley stated I will do that. I have talked to the underwriter and to bond counsel.

Mr. Straley asked what is the status of this facility?

Mr. Lawson stated it is not built. U.S. Home is hoping to complete the transaction at the end of October. The sooner the District can be prepared to finalize the closing of properties, the better.

Mr. Straley asked Mr. Lawson why is the projected date the end of October when this is November already.

Mr. Lawson stated U.S. Home wants to go ahead and convey the lots to the District. Once that is done they are getting design and conceptual plans ready for the park. The zoning by the County has already been obtained to build a park, therefore, they wish to do the land transaction so the CDD can go forward with building the park.

Mr. Straley stated it is fine and everything can be dated effective as of the end of October.

What is the interest rate on this obligation? I assume it will be the same as the interest rate on the bonds.

Mr. Lawson stated make it commensurate with other types of notes that other districts have issued. For example, Heritage Harbor has a note with U.S. Home at an 8% annual rate. We can use that customary interest rate.

Mr. Straley stated the Board should approve this in concept and then finally ratify it next month.

On MOTION by Mr. Lawson seconded by Mr. Kehoe with all in favor that the Community Development District purchase two lots from U.S. Home and complete the construction of an additional recreation facility whereby payment will be exercised through a note due to U.S. Home using debt surplus funds to make payment.

Mr. Piercefield asked where are the two lots located?

Mr. Lawson stated they are Unit 3B, lots 11 and 12, Block 4. Unit 3B includes the 65' lots which are south of the main recreational facility.

B. Engineer's Report

Mr. Piercefield stated please refer to Tab 6 - Request Board Approval of Requisitions 141 - 144 for disbursement of the District funds. This is from the 1997 project. Mr. Piercefield said as of the 5th of October that would leave a balance of \$445,963 in the Construction Account.

On MOTION by Mr. Lawson seconded by Mr. Schajatovic with all in favor Requisitions 141-144 for 1997 Projects.

Mr. Daugirda stated we previously modified the basketball court lighting and put it on a timer. It is presently set for sunset, from 6:00 P.M. until 10:00 P.M. He stated a resident asked that an "On/Off" button be considered for installation. I am still waiting for a price quote. This will be something for the Board's consideration.

Mr. Lawson stated with a timer we at least know the lights will go off at a specific time. With the option of an "On/Off" switch there is the likelihood that children will forget to turn it off. I prefer the automatic timer and feel it best serves the community.

Mr. Kehoe stated I agree with Mr. Lawson.

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Mr. Schajatovic asked is there any system to turn the light off if no one is using it during the four hour timed period?

Mr. Daugirda responded I will check that out with the electrician.

Mr. Lawson stated that is fine as long as the timer supersedes the manual switch in turning it off for the night.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Approval of Invoices and Funding Request

Mr. Daugirda stated there is one minor amendment in the financial statements. The actual expenses for Trustee Fees and Arbitrage Calculation were not posted. The corrected information has been distributed. Mr. Daugirda pointed out Item 52, Supervisor Fees, and stated Mr. Kehoe attended that September meeting but did not receive his fee of \$200. That will amend that total to \$22,361.90

Mr. Lawson asked are we paying Central Florida Landscaping in advance? Mr. Daugirda said it appears so. They have been doing a good job. I will check as to the way payment is made whether in advance or after work is completed.

Mr. Lawson stated I prefer the payment be made after work is completed.

Mr. Daugirda stated the Board will be approving it subject to verification and issuance at a later time.

Mr. Lawson stated Central Florida Landscaping should be requested to mow the grass in the right-of-way further east and west than what they have been doing. The County just recently cut that and it looks much nicer. When that was first negotiated, the mowing was going east and west at least several hundred yards so that as you approach the project it looks much more manicured. If they need extra payment for that it is understandable, however, it would make the project look much better. Mr. Daugirda said I will pass that on to them.

Mr. Lawson asked about real estate assessments. Mr. Daugirda said they will be coming in December. Mr. Lawson said I hope this will be the last major funding to be done for several months.

On MOTION by Mr. Lawson seconded by Mr. Kehoe with all in favor funding request Number 52 was approved.

NINTH ORDER OF BUSINESS

Adjournment

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On MOTION by Mr. Lawson seconded by Mr. Schajatovic with all in favor the meeting was adjourned at 9:20 A.M.

Micheal S. Lawson
Chairman