

**MINUTES OF MEETING
NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held Tuesday, May 9, 2000 at 9:00 A.M. at the Model Center, 1105 Conch Court, Wesley Chapel, Florida.

Present and constituting a quorum were:

Mike Lawson	Chairman
John Schajatovic	Supervisor
Walter Kehoe	Supervisor
Larry Floyd	Supervisor

Also present were:

John Daugirda	Assistant Manager
Mark Straley	Attorney
Dayne Piercefield	Engineer
Donna Holiday	Recording Secretary (by phone)
Mike Brubaker	President, Homeowners Association
Betty Fisher	Resident, Architectural Review
Committee	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Daugirda called the meeting to order at 9:00 A.M. and stated that all Supervisors were present at Roll Call.

SECOND ORDER OF BUSINESS

Approval of Minutes of March 14, 2000 Meeting

Mr. Daugirda stated that all Supervisors had received a copy of the minutes of the March 14, 2000 meeting and asked for any additions, corrections or deletions.

There not being any,

On MOTION by Lawson seconded by Mr. Kehoe with all in favor the minutes of the March 14, 2000 meeting were approved.
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THIRD ORDER OF BUSINESS

Distribution of Proposed Budget and Consideration of Resolution 2000-5 Approving the Budget and Setting the Public Hearing

Mr. Daugirda stated Resolution 2000-5 does two things. We sent out a copy of the draft budget to get it started. This will set a public hearing about two months from now. We will have to discuss the dates. I have a scheduling conflict with the proposed date. The best date for me is July 18, 2000 at 9:00 a.m. That would push it a week later than the regular second Tuesday of the month to the third Tuesday.

Mr. Lawson stated I am fine with that.

On MOTION by Lawson seconded by Mr. Schajatovic with all in favor to approve Resolution 2000-5, the District's proposed budget and setting the budget public hearing for July 18, 2000 at 9:00 a.m. at the Model Center, Wesley Chapel was approved.

Mr. Daugirda stated Mr. Brubaker, President of the HOA has now joined the meeting.

FOURTH ORDER OF BUSINESS

Authorization to Notice a Public Hearing to Consider Amendments to the Rules of Procedure

Mr. Daugirda stated there are some standard Rules of Procedure. We are not going to discuss those in substance today. I am looking for a motion to authorize staff to notice a public hearing to consider amendments to the Rules of Procedure. They are set forth in the meeting packet. All the Districts are updating their rules to make sure they comply with the statutory changes that occurred in the 1999 legislature. There were some changes pertaining to bidding and rule making. These rules have conformed to the statutory changes. We are asking for authorization for staff to notice a public hearing at which time we can fully consider those rules.

On MOTION by Lawson seconded by Mr. Floyd with all in favor to approve Authorization for Staff to Notice a Public Hearing to Consider Amendments to the Rules of Procedure was approved.

FIFTH ORDER OF BUSINESS

Construction Status Report

Mr. Lawson stated Mr. Floyd is the Project Manager for Northwood.

Mr. Floyd stated we have completed construction on Unit 7B and Unit 5. Those are in the final stages of wrap up. We have some retaining walls we are going to be working on.

Mr. Piercefield stated that is where we were the last time. I did not know if we went forward.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer - Requisition 154 and Summary Requisition List for 1997 Project

Mr. Piercefield stated let me direct you to Tab 6 in the packet. We request the Board's approval of Requisition Numbers 154. With this approval it would leave a balance in the Construction Budget of \$396,712 as of March 8th.

On MOTION by Mr. Lawson seconded by Mr. Schajatovic with all in favor Requisition Number 154 and Summary Requisition List for 1997 Project were approved.

C. Manager

Mr. Daugirda stated I sent a memorandum dated May 5, 2000 with some outstanding projects for your consideration. There has also been distributed a list of budget items proposed by Mr. Brubaker and the HOA. Mine has some proposals. Some of these may be of interest at present and others you may be more interested to include in the Year 2001 budget. We have dealt with #1 which is Resolution 2000-5. Item #2 includes two proposals, A and B, on Page 2 for Pond Maintenance for the eastern two ponds. A, Biological Research Associates proposes to add the two ponds to their monthly lake management contract for \$50 per month. Proposal B is two options the Board may want to consider. Central Florida Landscaping, the landscape maintenance company that is working here, has proposed to clean up and maintain, on a regular basis, the west slopes of those two ponds for \$908 for a one time cleanup and then \$1,680 per year for the routine cuts. They also have a higher amount for the entire perimeter of the far side. The west slope is the slope that faces the back yards of the residents. The east slope is the property boundary onto the conservation and undeveloped land on the east. This is for your consideration.

Mr. Lawson asked are these the original ponds that were dug on the east side of the property?

Mr. Daugirda responded they are new.

Mr. Lawson asked wouldn't that have been covered by the original maintenance agreement? Most of the ponds were dug several years ago and should have already been under a maintenance agreement.

Mr. Daugirda stated I believe on Breakers Drive, on the far east side, they have put in some houses now.

Mr. Floyd asked Mr. Lawson, do you think all the ponds were included in the original landscape contract?

Mr. Lawson responded yes, the original ponds were. I know the mass grading of the project was completed recently and some additional lakes were dug and maybe some of those were on the east side. Obviously those need to be included. At the front entrance, the lake going off to the east, has always been under the maintenance agreement unless we are going further around. Maybe one of the other lakes that maybe was dug subsequent to that was not added in for reason.

Mr. Daugirda stated the one you referred to coming off of County Line Road going to the northeast is part of the maintenance contract. These are a little further to the north on that. Mr. Floyd is reviewing the site plan to get the exact information and location.

Mr. Floyd pointed out the ponds to Mr. Daugirda.

Mr. Floyd stated it is showing here that these are the ponds in 4A-1 and 4A-2. If those were not included in the original landscape contract we probably need to add those in.

Mr. Lawson responded absolutely.

Mr. Floyd asked does it include the pond in 5?

Mr. Daugirda stated the proposal attached is just for those two. I am not sure about the other ponds you are pointing out.

Mr. Lawson stated I suggest that we get with the maintenance company and determine what they still have in their contract as far as delineation. Any lake that is complete and not in there needs to be included in that maintenance agreement.

Mr. Floyd stated now that we have all the ponds dug we need to go back and revisit this to make sure everything is included.

Mr. Daugirda stated I think we need a motion authorizing Staff or Mr. Floyd to negotiate with Biological Research Associates and Central Florida Landscaping to amend the contract.

Mr. Lawson asked specifically what is Central Florida Landscaping doing?

Mr. Daugirda responded primarily maintaining along the boulevards, the common areas and around the front, the main boulevard, Northwood Palms Blvd., and around some of the ponds. They have a series of contracts which have had add-ons.

Mr. Lawson asked do they do the mowing and the debris cleanup?

Mr. Daugirda responded yes. Biological Research Associates is the pond maintenance for aquascaping.

Mr. Lawson stated the pricing that BRA is giving us, is that being rolled over? With the additional volume of work it seems like we would get a cost break.

Mr. Daugirda responded we can discuss that with them. We are only talking about these two additional ponds but they are fairly sizable ponds and are significant. We will discuss this with the contractors. I will submit any revised proposal to the Chairman for execution.

Mr. Lawson stated I am fine with that but if there are issues in existence right now maybe we should agree to a small lump sum payment to get the lake in condition quickly. Maybe we can look at a more protracted approach to negotiating it. If they are rolling over the price and have been continually, please recommend to the Board what you want to do. If there is a current issue that is of concern, take care of it now.

Mr. Daugirda stated one of the residents wants to comment on that. There is significant growth around the ponds and it does need a cleanup, in my opinion.

Mr. Brubaker stated I received several complaints about the upkeep of the grass and debris around the ponds. I like what I hear to go ahead and include these immediately into the maintenance plan and then try to do some price engineering on the rest of the property.

Mr. Daugirda asked what is the Board's pleasure on this?

Mr. Lawson responded I say we go ahead and get these lakes into the agreement and take immediate action if we have to do any type of herbicide treatment, etc. if it is needed. We can look at the overall cost and see if we can negotiate a better deal and get it done.

On MOTION by Lawson seconded by Mr. Kehoe with all in favor to add new lakes into the Maintenance Agreement and take immediate action to do any type of herbicide treatment, if needed, and to review the overall cost with intentions to negotiate a better deal was approved.

Mr. Daugirda stated next is Item #3, TECO. Right now the street lighting extends most of the way down the main boulevard. It stops approximately at the Recreation Center and there was a request for additional street lighting and I followed up on that. I had a TECO representative and their engineer analyze the lighting and they proposed an extension of the lights down along Barrington subdivision to the entrance end which is the end of the boulevard. Their proposal is in the back of the packet. It is a standard contract and is consistent with the existing lighting. They propose to add three 100-Watt HPS Shoeboxes on three poles. There would be an increased monthly charge for the non-fuel and fuel charges totally \$109.01.

Mr. Lawson stated there are two intersections on the left of this drawing. Is that Barrington?

Mr. Daugirda stated the top one, LaJolla Way, is a dead-end and that is the entrance into Barrington. It is the same with Big Sir. Big Sir is where the Recreation Center is located.

Mr. Lawson stated I would like to find out from Tampa Electric, to be sure that when the Northwood Palms Blvd. was extended, which goes beyond the LaJolla intersection, why wouldn't the original street light plan have incorporated lights there? If it did, why did they not install them? If they were not included and not put in, then I make a motion that the lights get installed. You said it was \$109 per month for each light. It is actually for all three combined.

Mr. Daugirda responded yes it is for all three.

Mr. Lawson stated the Developer should go back to TECO and ask the question to be sure. It is unusual that they would not have extended street lights all the way to the other intersection. If they did not, then we can confirm that quickly. If they just did not get them in yet, then they will have to do that because we are paying for lights that are not there.

Mr. Daugirda stated I agree. Part of this proposal is not to have any installation charges. I will work with the Developer to clarify that fact. If for some reason it is not part of the master plan, then I will take that as a motion to have Staff and the Board to implement the supplemental TECO contract.

Mr. Schajatovic stated the \$109.01 per month includes a sales tax and it should not. It should be \$101.

Mr. Daugirda responded okay, delete sales tax. That is a good correction and it is one of the benefits of having a District. We are tax-exempt.

Mr. Lawson stated you might want to check all the other billings that the District is paying to make sure all are tax-exempt.

Mr. Daugirda responded I will do that. Mr. Lawson has a motion to determine whether the lights should be part of the existing contract and if not, to supplementally add them to the supplemental contract for street lighting.

Mr. Schajatovic stated I will second that.

On MOTION by Lawson seconded by Mr. Schajatovic with all in favor to determine whether the street lights are part of the existing contract with TECO and if not, to supplementally add them to the supplemental contract for street lighting was approved.
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Mr. Daugirda stated Item #4 is Village Monument lighting. Edmonson Electric has done the work at Northwood for U.S. Home. They have analyzed the entrances and submitted their proposal to install three lighting packages for three entrances at Preserve and Barrington for a cost of \$6,260. They indicate the price does not include locating any chases or jack and bore work although there may be some supplemental charges. That is for the Board's consideration. There are two ways to look at this. We have the existing Fiscal Year and we are getting close to the new Fiscal Year which starts October 1, 2000.

Mr. Lawson asked do all the other subdivision entrances have lighting?

Mr. Daugirda responded yes. Mr. Brubaker has acknowledged that.

Mr. Lawson stated I think the District or Mr. Daugirda needs to contact U.S. Home and discuss it with the Developer. It seems if they were put in with C.D.D. money originally, and that would be part of the Construction Funds for landscaping. Mr. Piercefield, the lighting effects for the entranceways would qualify for an expenditure that the C.D.D. can make relating to infrastructure, correct?

Mr. Piercefield responded yes, I think so.

Mr. Lawson stated the only other question will be if that is the best bid we can get. I know it is the Developer's responsibility to assist the District in management of those funds. With Mr. Floyd's participation in reviewing the remaining Tract 6A that is to be developed with those funds, if there is something left that can put those effects in, I do not see why the District should not do that. It is consistent with the original plan in intent.

Mr. Daugirda responded I will confer with the Developer on that. If we can reach a reasonable price we can proceed on that.

Mr. Daugirda stated Item #5 is next. The resident's committee has some recommendations regarding the playground. I reviewed these and two requests pertain to the tot lot and one pertains to the pool deck. On the tot lot, 5A and B, the mothers who bring their children to play at the tot lot have requested a shade canopy over the bench. It is presently in direct sunlight. They would also like a small picnic table in that area. The picnic table is a little more problematic in terms of placement. The canopy should work. I will have to check with the safety regulations concerning the picnic table. This is a small lot in terms of lot size requirements, etc. I know you are required to have a certain area around the various slides, etc. That is a logistical issue that may be resolvable. They also requested three round tables for the pool deck. This is something we can defer until we get to the resident comments.

Mr. Schajatovic asked do we have pricing on these items?

Mr. Daugirda responded no. A picnic table at Home Depot or Lowe's would be fairly inexpensive, maybe \$100. The shade canopy would be \$1,000 or less. The round tables would be a fairly small ticket item too.

Mr. Lawson stated we can defer this as you have suggested.

Mr. Daugirda stated Items #6 and #7 are next. Item #7 concerns the silt fence. It was asked that the subcontractor that installed the silt fence in the completed areas to remove the silt vents. That is in process.

Mr. Floyd responded I will handle that one.

Mr. Daugirda stated Item #6 concerns the tiles that fell off the smaller sign at the west monument along County Line Road at the main entrance. They did that repair for \$790. In connection with that, we asked the contractor, Tile World of Italy, to look at their recommendations on all the signage. They recommended painting the gold letters. I believe Mr. Sellinger said he would take care of that. They are saying apparently there is some moisture behind the one set of tiles we did repair. They recommend some fairly expensive preventive maintenance which is to remove and reapply the tiles for a total of 17 signs for a total of \$15,010. It may be that we need to further discuss that with them to reduce the price a little. Maybe another company can give a better price on that.

Mr. Floyd stated I think we should look at this again and try to get a better price. This seems very expensive.

Mr. Lawson stated I agree with Mr. Floyd. It appears to me that this is due to the lack of proper maintenance of the tiles to recaulk at least once or twice a year.

Evidentially water is seeping behind them and loosening them. If the Developer can get us some good tile people to do the work, we can then develop a maintenance program. I am sure we can find people to come in once or twice a year to redo the caulking on these signs. I think that would eliminate the problem.

Mr. Daugirda responded I will work on that. That is it for my report.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Floyd stated I have none.

Mr. Lawson stated I know we will be going into the Developer Funding Requests later, but at the last meeting as well as this meeting, we have not received a summary of the funding requests. We have all the details and all the invoices but we do not have the summary of each invoice and what the total requisitions are, reduced perhaps by currently collected assessments and it is cumbersome. We made this request last month for this to be corrected. Mr. Daugirda, you stated yesterday that you were going to get a summary done and fax it over to the Supervisors. I have not seen one.

Mr. Daugirda responded after we conferred I spoke to the accountant. She said she would fax it to you. I apologize if you have not received it. We can work through that the best we can. Ms. Holiday, perhaps you can ask Ms. Galeano for the summary for the Developer Funding Requests.

Ms. Holiday responded you can go on with the other items and I will give her a call. I will get right back to you.

Mr. Daugirda stated in talking to Ms. Galeano, under the combined balance sheet apparently we had adequate cash available in the General Funds to cover the list of checks that are set forth in the check run. I agree it is better to have a complete list summarizing those for you. When we get down to invoices, I know there was a question of timing because we have been meeting every two months. My proposal is that the Board can supplement the invoice list and orally move to pay Mr. Kehoe for his participation at this meeting and a check can be cut after this meeting.

Mr. Lawson stated I have no other requests.

Mr. Schajatovic stated I have no other requests.

Mr. Kehoe stated I have no requests.

Mr. Brubaker stated I believe Mr. Daugirda has distributed a letter dated May 8, 2000 from myself. I solicited comments and input from the homeowners at large through some regularly scheduled meetings we have been having over the six

months. These are basically this year or next year budget line items to be considered by the Board. First, the seasonal planting of annuals around the entrance monuments as well as the entryway into the subdivision. Plants and trees were mentioned as well. I believe Mr. Lawson said maintenance is something we need to start thinking about and plan on. I believe a lot of the monuments' surrounding landscaping and trees have now been in place for four or five years. It is time to think about planting anew and removing the old and consider better maintenance for the existing plants and trees. There have been many complaints about the yellowing of the palm trees. This indicates they have to be fertilized on a better maintenance plan. This is also true of the berm. There is a request to increase the number and the quality of the plants and trees in the common area which leads into 1-E. I am talking about the trees that line the streets of Northwood, the residential streets. Many of the trees have either died or are in need of replacing. The quality of the trees is in question in many areas. There has also been a problem with the reclaim-water circulation. More frequent monitoring and maintenance of the irrigation system is needed. The entryway central median past the guardhouse into Northwood is bad, if not dying. That irrigation system should also be better maintained on a more frequent basis. Do you want my comments all at once?

Mr. Lawson responded continue to read through them.

Mr. Brubaker stated lighting maintenance is another. I worked with an electrical company, Edmundson, and did an on-site review of the lighting of the monuments and entryway. There is definitely a need for a regular maintenance program. It seems as though with the low voltage lighting, the bulbs tend to burn out rather frequently. There is a need for the replacement. Also some fixtures need to be replaced and that will be an ongoing maintenance item as they get older. The landscapers have to be careful about hitting the lines as they mulch, etc. I believe Mr. Daugirda has already touched on two other issues regarding the unlit entryways into the Preserve, Carlyle, and Barrington. I will not discuss that any further. The stone work on a lot of the monuments is in definite need of repair. There is tile that is falling off and again a regular maintenance program is needed not only for the monuments but also the guardhouse, the pool, cabana, and all stone work. Who is responsible for the painting of the fire hydrants and the electrical boxes that are within the subdivision?

Mr. Lawson responded the owners of those facilities are responsible. For the fire hydrants it would be Pasco County. The transformers belong to Tampa Electric Company.

Mr. Brubaker stated there has been a request to put forth the idea of having fountains installed in the two ponds as you drive into Northwood. The fountains would add an aesthetic appeal to the entryway. There has been an increase in the no-parking signs. We have a problem with people parking in areas where parking is not allowed either by the C.D.D. regulations or the Homeowners regulations.

Mr. Lawson asked please give me an example.

Mr. Brubaker responded parking in empty undeveloped lots as well as overnight parking in the pool area. Also, parking on common areas such as the grassed areas. There is more of a problem around the pool areas especially at night as well as the parking of residents in undeveloped lots that are adjacent to their residence. Another item is holiday decorations and lighting and whether we can get some funding from the C.D.D. Another question is who is responsible for or could provide the service of street cleaning and sweeping, washing the curbs, etc. on a regular basis? I am asking for input on that issue.

Mr. Lawson responded that would be Pasco County for road areas that are fully developed. If the developer is involved with earth work operations and construction activities that are causing infiltration of dirt into the street, the developer is responsible for cleaning up those sections. The Northwood Palms Boulevard area and all the other residential areas that are completed and built out would be Pasco County's responsibility because the streets are County streets.

Mr. Brubaker stated the next topic is security. Last time we met, two months ago, we questioned whether this was the time to turn security over to the C.D.D. Since there are plans now to extend Northwood Palms Boulevard, it may be time to discuss security. We may want to explore security a little differently from gates and a guard to possibly roving guards, electronic entries, etc. Many of the residents feel there is a need for a fence around the pool area to restrict entry of non-Northwood residents. The shading canopy and picnic table for the tot lot has already been mentioned. A lot of the surfaces of the tennis courts and the basketball courts are in need of maintenance. That might be power washing and/or minor repairs of the surface to maintain them in good order. The same is true of the pool area and all of its equipment and facilities. We are in need of regular maintenance. We are really in need of tables, chairs, umbrellas, etc. around the pool. This is a very frequent complaint. We need to include additional money into the budget for this item. The hiring of a cabana boy during the busy summer months to maintain and keep the pool area clean was another suggestion. The next item is a repeat of the security issue. I continue to get inquiries about the possibility of a clubhouse to be used for

meetings as well as other subdivision activities. I spend a lot of time organizing committees within Northwood. The mothers of Northwood meet regularly with their tots at the pool area. We have had a kiddy carnival that was very well attended. We have been busy drafting guidelines into the homeowners association deed restrictions. We have a lot of things underway and invariably at every meeting someone always mentions a need for a meeting area. I would really like your consideration of a meeting place. It does not have to be anything extravagant.

Mr. Floyd stated regarding the items you have asked us to consider for the draft budget for 2001, I will review them quickly with my input. With #1, Landscaping, I am in agreement with all items. I think they should be included in the contract with our landscaping contractor. The price should be brought back on the draft budget, except for (e) which is to replace street trees. I just received something from the County that we are going to have to remove some trees from the County right-of-way. This is something that will have to be looked at closer. I agree with Mr. Brubaker on the lighting. We can bring that back on the draft budget, especially for the maintenance and repairs. For the new lighting, obviously we can bring the price back to do that and take a look at it at our budget meeting. On the common areas, I think all of that is fine. The fountain should be a separate item that we can consider and if we have a price in our budget we can do that. The holiday decorations and lighting, I believe, should be left to the homeowners association and not with the District. The security issues should also be brought back with a proposal that looks at all items mentioned; roving guards, etc. Regarding the pool, all of the maintenance items and the equipment things can be bought on the budget. If we need better maintenance we maybe need to go out and shop for another pool maintenance company.

Mr. Brubaker stated I heard very few complaints about the actual maintenance of the water in the pool. It is more that maintenance of the building, the cabana, the fence, etc.

Mr. Lawson stated we had a janitorial and custodial company hired to keep that site clean. If they are not doing their job we need to re-bid that out and do it through a sub-contractor type basis versus having the District pay someone directly as a part-time employee. I think that would be a better approach.

Mr. Floyd stated I understand the residents' concerns regarding the meeting place. That was never anything planned from the beginning in the Northwood development. For meetings and other activities, we do have the cabana building. There is a room which is available most of the time.

Mr. Brubaker asked please update me regarding the second tot lot over in the Preserve. Where are we in the planning and process?

Mr. Floyd stated I think the Developer has funds earmarked for the equipment.

Mr. Lawson responded the Developer has.

Mr. Floyd stated at the last meeting we said we would welcome resident input on what they would like to see put there.

Mr. Lawson stated at the last meeting it was said the Developer would come up with a plan for review and comments by the residents. The Developer has not provided the plan. We need to ask them to generate that so we can get it to the residents and get their input.

Mr. Floyd stated I think we can have that at the next meeting.

Mr. Brubaker stated I understand there is one vacancy on the Board. I would like to propose the consideration of a Northwood homeowner be nominated and fill that position.

Mr. Lawson responded we will consider that.

Mr. Brubaker stated I am very pleased with the feedback with the items that have been put forth by the homeowners with the exception of the clubhouse.

Mr. Lawson stated we discussed this in extreme detail at the last meeting. We have multiple changes of dialogue on this making the position very clear as to the situation involved with a clubhouse or meeting area. I cannot see spending the time today discussing it again. For the record, as Chairman of the Board, we sincerely appreciate your participation as the advocate for the residents. It is a critical and very thankless job. It is important that we understand what is going on in the community. I, as a U.S. Home individual was involved with the original development of that project but as a Board Member I am not involved with some of the issues anymore. To have you do this is greatly appreciated. You do it very eloquently and very diplomatically.

Mr. Brubaker responded thank you. My job has been fairly easy, mostly organizing different people on different committees. There is a genuine interest of the homeowners in Northwood to maintain the properties, not only from a C.D.D. standpoint, but from an individual resident standpoint. Speaking on behalf of the homeowners we truly appreciate the feedback you have given us and the support as well.

Mr. Lawson stated I agree wholeheartedly with Mr. Floyd and I think the Board concurs that all these items should be costed out and presented on the draft

budget for all residents to review so all together, as partners, we can decide what we can or cannot do. If you put all of this in, obviously it will make that operation and maintenance assessment considerably higher. Everybody may agree to do that and if they feel it is worth it we can certainly go that route. We, as the Board, will make sure that all these items are costed into the budget. Everything will be broken up in detail as shown on the list by Mr. Brubaker and individually priced out, not lumped together. We can all then intelligently discuss the budget impacts. Regarding maintenance issues, I suggest that Mr. Daugirda get input either from the Developer or from the experience of other Districts to come up with a Reserve Assessment that would accumulate over time for specific uses such as painting walls, structural repairs at the pool, etc. Eventually all these walls will have to be repainted and there is no money to do that today. I do not think the residents would appreciate having a huge assessment placed on them to paint those walls. It is a matter of planning it now to where those funds, in small increments, can be accumulated and when they are needed they will be there to be used.

Mr. Floyd stated the Board is directing Staff to bring all of these items back on the draft budget itemized so that the Board, along with input from the residents, can make a decision on which ones we will include for Fiscal Year 2001.

Mr. Daugirda responded yes. We will do that.

Mr. Brubaker stated just so I am clear on the items put forth for your consideration and the movement on this, it is my understanding that at the next meeting in July the budget will be finalized. In between that time, in the next few months, what is the review process?

Mr. Daugirda stated my Company's Staff will present an additional draft budget. I will get a copy to you. The Board has just directed me to do a fair amount of work in the interim period. My goal is to work with the Developer with you and our accountants to put together a refined second version of the draft budget. I will distribute that when it is completed, within thirty days. That will give you another thirty days to review it.

Mr. Lawson stated I suggest on the other small items, like the shade canopy and the picnic table and the three tables at the pool, let's just take those out now. If that is reasonable I think we should go forward to get those improvements in place.

On MOTION by Mr. Lawson seconded by Mr. Floyd with all in favor to move forward to provide shade canopy, picnic table and three round tables at the pool was approved.
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Mr. Lawson stated the residents need to get some interim budget as quickly as possible. The objective is to get this done before the trim notices.

Mr. Daugirda stated the tax notices come out November 1st. We have a certain time by which we have to get the budget adopted.

Mr. Lawson stated if it takes longer, we can give the County a proposed trim notice assessment that can be adjusted later if push comes to shove. We want to give the residents ample time to review this so we can have a dialogue and get a 2001 budget established.

Mr. Daugirda responded we will deal with this quickly. They will be provided an original version as well as a refined version well in advance of the meeting.

EIGHTH ORDER OF BUSINESS Approval of Invoices and Funding Request

Ms. Holiday stated I have spoken to Ms. Galeano. She stated she misunderstood your directions. She will have that out to the Board this afternoon.

Mr. Daugirda stated what you have before you is the check run which indicates the vendor name and the amount of the check. The total of those checks is \$33,294.51. I would ask for an oral motion to include compensation for Mr. Kehoe for his services during the interim and for attending this meeting for an additional \$200. In terms of the balance sheet it shows we have cash of \$41,868. There may be a small amount that would be part of the Developer Funding request but we that would be something that Ms. Galeano is preparing. We are looking for approval of the invoice list with that one amendment of \$200 for Mr. Kehoe.

Mr. Lawson asked we have an excess of cash to pay this funding request?

Mr. Daugirda stated that is my understanding. It was \$33,294.51. The first sheet of the Combined Balance Sheet show Cash to be \$41,868. If you look below that the Liabilities is \$13,622. Ms. Galeano said that is included within the check run so it looks to me we either have the full amount of cash or there would be a small amount requested from the Developer. She would have to analyze that. If you want, the Board can approve the invoice list and leave it in the Chairman's authority to confer with the Accountant after the Developer Funding Request is sent to you.

On MOTION by Mr. Lawson seconded by Mr. Floyd with all in favor to include additional \$200 for Mr. Kehoe in Payment of Invoices, subject to review of Developer Funding Request by Chairman, was approved.

May 9, 2000

Northwood Community Development District

On MOTION by Mr. Lawson seconded by Mr. Schajatovic
with all in favor the meeting was adjourned at 10:05 A.M.

Michael S. Lawson
Chairman

May 9, 2000

Northwood Community Development District

NOTES FOR 3/14/2000 NORTHWOOD MEETING

John Daugirda

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