

**MINUTES OF MEETING
NORTHWOOD COMMUNITY
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held Tuesday, September 12, 2000 at 9:00 a.m. at the Model Center, 1111 Conch Court, Wesley Chapel, Florida.

Present and constituting a quorum were:

Mike Lawson	Chairman
John Schajatovic	Supervisor
Larry Floyd	Supervisor
Ron Brown	Supervisor

Also present were:

John Daugirda	Assistant Manager
Tracy Robin	Attorney
Dayne Piercefield	Engineer
Jeff Bryson	Resident
Tom Kelly	Resident

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 with the exception of Mr. Kehoe.

SECOND ORDER OF BUSINESS

Approval of Minutes of the July 18, 2000 and August 15, 2000 Meeting

Mr. Daugirda stated that all Supervisors had received a copy of the minutes of the July 18, 2000 and August 15, 2000 meetings and asked for any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Lawson seconded by Mr. Floyd with all in favor the Minutes of the July 18, 2000 and August 15, 2000 Meeting were approved as presented.
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THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Amendments to Rules Governing the Governance and Operations of the District

Mr. Daugirda stated the public hearing is now open. There is one resident in attendance. The rules of procedures have previously been distributed to you. These are the fairly generic. There were some statutory changes to the laws in Chapter 190. The team of attorneys that updated the statutes drafted the rules for districts throughout the state. They have been adopted by all of the districts and the attorneys that have looked at them have had no changes, including Mr. Straley. He has signed off on them in other districts. Primarily what they do is make some

operational changes that the legislature adopted dealing with bidding. Those were modified slightly in terms of the amounts which have to be noticed in order to give the District more operational flexibility. Are there any questions from the public?

Mr. Bryson stated the main reason I am here today is that I received a letter about the District increasing the assessments \$100 per lot. I do not know if the community has been involved. There are about four or five people running the community and we are not a big vote. I belong to other homeowner's groups where you had to have two thirds of the vote to pass anything and it seems to me like the Board is adopting stuff without considering the minority vote. Maybe the minority does not want to get involved but once you start taking money away from them, there is going to be a big conspiracy. I do not know anything about the assessments. I do not have a book on any of that and neither do the other people. As a community, I do not want people voting on something that we do not understand. I do not want one or two people to rule this community.

Mr. Daugirda stated if I interpreted you correctly, your primary question involves the budget and the raising of the assessments.

Mr. Bryson asked my primary concern is what are the assessments and what are the rules here? I would like to have a copy.

Mr. Daugirda responded let me first explain that this is different from a homeowner's association. This is a representative form of government like congress. There is a five member supervisor board. There has been pretty active input from the residents. What we do is take resident comment on items and the Board members make decisions. During the construction phase the primary landowner elects representatives. Everybody has a vote on that. If you own a house and a lot you get one vote but whoever owns the acreage and the lots gets to vote in representative. The representatives take resident input and vote. It is not like a town meeting where every resident votes on everything. We had active participation on the budget from the homeowners association. Mr. Brubaker and the various people that were previously provided all the materials. They reviewed and discussed it and then came back to the Board with suggestions. Primarily what these rules involve is providing how to maintain public records, noticing meeting, rule making procedures, provisions for contracts with consultants or construction contracts. There are a series of provisions that tract the state law to make sure that we are in compliance. The bottom line is that the District is created by a statute.

Mr. Bryson asked does US Home have three votes to every homeowner's vote here?

Mr. Daugirda responded that is completely different. This is not a homeowner's association structure. Every lot owner has one vote on the supervisor position. That includes US Home. If they own a lot they get one vote. We have elections every two years.

Mr. Bryson asked what about the budget that was set up? I know that every year I pay \$900 for the C.D.D. Does that go by the appraisal of the property? Does everyone pay the same? Where does all that money go?

Mr. Lawson stated we are getting off the agenda. Perhaps Mr. Daugirda can spend some time with Mr. Bryson and go over in detail how the District operates so that he understands the debt assessment and the operational budget assessment.

On MOTION by Mr. Floyd seconded by Mr. Lawson with all in favor the Rules Governing the Governance and Operations of the District were adopted.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed,

B. Engineer

Mr. Daugirda stated Mr. Piercefield and I spoke to Mr. Kennedy at Pasco County about supplementing irrigation and discussed three proposals. One was to supplement the reclaimed water system by permitting a supplemental well. The other two alternatives were to somehow convert through the backflow preventers to the potable water or adding a booster pump and a pond storage system.

Mr. Piercefield stated the significant thing is that the county is aware of the problem of low pressure on the irrigation system. They are coming up with a plan that they will introduce to the all of the communities. They plant o have our community irrigate a certain day and so on. They are working with a consultant to set up a system where you can shut the water or power off for certain people. It is a very sophisticated control system. They may be able to solve the problem but in the end we may have to choose the least costly method which is an augmentation well system. We would finance the system and they would operate and maintain it.

Mr. Lawson asked is the current system working better that it has? Is the landscape looking better?

Mr. Piercefield responded they are furnishing water to individual people as well as the homeowner’s associations. Our system is in fine shape. During the drought everything suffered but that was countywide.

Mr. Lawson asked is it true that during the rainy season is when the county needs to get rid of the surplus?

Mr. Piercefield responded yes, sometimes there is a lot of excess irrigation during that time. The county is currently building a holding pond for the system that furnishes Northwood.

Mr. Lawson asked is you recommendation to wait and see what system they put in place and how that may affect the project?

Mr. Piercefield responded yes, they hope to start having meetings in the spring. We just need to monitor how fast they move. One other thing is that Mr. Floyd and I have been working on consolidating the water management permits. We have 16 of them. I will keep the Board apprised of that.

Mr. Floyd asked how far do you think you are from doing that?

Mr. Piercefield responded we will have it in place before the end of the year.

C. Manager

Mr. Daugirda stated I send around a memorandum stating that we have increased the number of clean ups at the park. I am tracking the maintenance contractors and they are providing me with activity logs. I have spoken to security about not only being in the guardhouse but also driving around at night to check on the park.

Mr. Floyd asked could you also supply a copy of your memorandum to the HOA?

Mr. Daugirda responded yes, I have been sending a copy to Mr. Brubaker.

Mr. Kelly stated I spoke to Mr. Brubaker earlier and he asked me to attend on his behalf and to make a couple of points.

FIFTH ORDER OF BUSINESS

**Financial Statements and Approval of Funding Requests
No. 56 and No. 57**

On MOTION by Mr. Floyd seconded by Mr. Lawson with all in favor Funding Requests No. 56 and No. 57 were approved as presented.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Comments

Mr. Kelly stated I am sure you are aware that damage that was done to the cabana, the individuals responsible for the have been identified. I was also asked to bring up the entrance way lighting and the stone fixtures on the monument discussed in July.

Mr. Brown stated we are working on the solution for the monuments. As far as the lighting, the electric company should be replacing the lights. I have to call them and verify whether it has been done or not.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lawson seconded by Mr. Floyd with all in favor the September 12, 2000 meeting was adjourned.

Darrin S. Mossing
Assistant Secretary

Michael S. Lawson
Chairman

September 12, 2000

Northwood CDD

Meeting Notes