

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held Tuesday, March 12, 2002 at 9:00 A.M. at the Model Center, 1111 Conch Court, Wesley Chapel, Florida.

Present and constituting a quorum were:

Michael Lawson	Chairman
Larry Floyd	Supervisor
Rich Leatham	Supervisor

Also present were:

John Daugirda	Assistant Manager
Brett Sealy	Prager, McCarthy & Sealy
Betty Valenti	Lennar
Several members of the public	

The following is a summary of the actions taken at the Board of Supervisors meeting. A copy of the tape recording of the meeting is on file at the District Office.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Daugirda called the meeting to order at 9:00 a.m.

Mr. Sealy, the Investment Banker, summarized the proposed Series 2002 Bonds for the current refunding and requested that the Board authorize the consultants to work on the project and that the Board continue the meeting for additional Board action on the subject.

A. Acceptance of Supervisor Schajatovic's Letter of Resignation

On MOTION by Mr. Floyd, seconded by Mr. Lawson with all in favor, Mr. Schajatovic's letter of resignation was accepted.

B. Appointment of Supervisor to Fill Unexpired Term of Office (11/2002)

On MOTION by Mr. Lawson, seconded by Mr. Floyd with all in favor, Mr. Leatham was appointed to fill the unexpired term of office.

C. Administration of Oath of Office

Mr. Daugirda being a Notary Public of the State of Florida administered the oath of office to the Mr. Leatham, a copy of the signed oath is attached hereto and made a part of the public record.

SECOND ORDER OF BUSINESS

Approval of Minutes of the January 7, 2002 Meeting

ON MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor, the minutes of the January 7, 2002 meeting were approved as submitted.

THIRD ORDER OF BUSINESS

Acceptance of the Audit for Year Ended September 30, 2001

ON MOTION by Mr. Floyd, seconded by Mr. Lawson, with all in favor, the audit for year ended September 30, 2001 was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2002-4, Amending the Debt Service Budget for Fiscal Year 2002

ON MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor, Resolution 2002-4 was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2002-5 Authorizing the Investment of District Funds with the State Board of Administration

ON MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor, Resolution 2002-5 was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

A copy of the written Manager's Report is attached to this record.

The Board authorized an addendum to the Biological Research Associates pond maintenance contract to cover a \$500 initial maintenance event and monthly maintenance of the La Jolla pond at no additional charge.

ON MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor, the addendum was approved.

Ms. Valenti, of Lennar, discussed the landscape maintenance contract. Mr. Ed Romonus reviewed the property and pointed out deficiencies in the landscape maintenance contractor's service and two design problems.

Staff and developer associates met with Central Florida Landscape officers to discuss corrective measures. Mr. Lawson directed staff to encourage CFL to promptly resolve this matter.

SEVENTH ORDER OF BUSINESS

**Financial Statements and
Approval of Funding Request No.
71**

<p>On MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor, Funding Request No. 71 was approved subject to CFL invoices being held pending staff negotiations.</p>
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EIGHTH ORDER OF BUSINESS

**Supervisor's Requests and
Audience Comments**

Mr. Tony Parlatore, director of Northwood HOA, filed a letter of resident suggestions which is attached to this record.

The residents suggested bidding the landscape maintenance service.

Ms. Nelson suggested installing a pay phone at the pool, and locks on the gates at the pool.

Mr. Rothwell recommended installing a speed bump at the pool parking lot. He recommended installing a pool sign regarding user fees for non-residents. He commented on the overnight parking problems at the pool area.

Mr. Daugirda recommended entering into a contract with a towing company for removal of vehicles parked after operating hours of the park facility. The Board concurred.

Mr. Kurtin recommended cleaning the central tower at the entrance.

Ms. Valenti indicated that the developer was considering planting vines on the boulevard walls.

Ms. Nelson stated that she preferred to have the wall painted.

Mr. Lunge and Mr. Parlatore both commented that they observed the security guards letting motorists through and not following the standard professional protocol for security. Mr. Daugirda stated that he would contact the security guard supervisor and instruct him to take corrective measures.

On MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor, the electrical maintenance contract with A&H Electrical Services for bi-monthly drive-through inspections for community lighting at \$52 per event was approved.

On MOTION by Mr. Lawson, seconded by Mr. Floyd, with all in favor the appropriate parties were authorized to work on the bond refunding matter and to continue the meeting to March 22, 2002 at 9:00 a.m. at the 1111 Conch Court, Wesley Chapel, Florida.

Michael Lawson
Chairman

March 12, 2002

Northwood C.D.D.

Notes for March 12, 2002 meeting

Send Mr. Leatham the sunshine law pamphlet and the financial affidavit he files with the Supervisor of Elections.

The MAY meeting will be at a different location - it will still be the model center, but 1123 Conch Court, Wesley Chapel, Florida. They sold 1111 and we will be moving to a new location.

Meeting continued to 3-22-02.