

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Straley stated I sent a deed covering conveyance on common areas, if you will, drainage and retention areas over to Mr. Lawson to sign on behalf of U.S. Home Conveyance and Planning District, which is part of a planning process. That is kind of routine.

Mr. Daugirda stated we will pick those up for tax exemption purposes in January and February after they get recorded.

Mr. Straley agreed.

B. Engineer - Approval of Requisitions

Mr. Piercefield stated directing you to Section V of your agenda packet, we request the Board to approve Requisition 006. This is held for 2002 project, which would leave a balance as of August 27 in the construction funds of \$130,064.

Mr. Lawson asked what was the amount forwarded that you had earned?

Mr. Piercefield responded in the administrator general fund budget, there is nothing for the District Engineer, and actually since we have always had construction activities out there, I have always operated out of the construction fund account. This is actually made up of three requisitions. One was in October of '01, which was from July to October in work effort. The other one was in April with the June one.

The combination of these three actually represents about a year's worth. Construction activities were real slow during the last year, as you know. This is a year's worth. I do not know why we did not pay them as we went along. I think it was that we started sending the requisitions through the District office. They just lay around and finally they accumulated. This has come out of construction fund. We have always operated the construction fund. This is a year's worth of

invoices, three invoices. That is all I have.

ON MOTION by Mr. Lawson, seconded by Mr. Leatham, with all in favor, Requisition Numbers 006 was approved.

(Whereupon, Mr. Straley and Mr. Piercefield left the meeting.)

C. Manager

(There being none, the next agenda item was addressed.)

SIXTH ORDER OF BUSINESS Financial Statements, Approval of Invoices

Mr. Daugirda stated there is an invoice list in the last section after the various statements. Mr. Aparicio just joined us.

Mr. Aparicio asked is that Funding Request 72?

Mr. Daugirda responded correct.

Mr. Aparicio asked are these routine in nature?

Mr. Daugirda responded right. These are your standard maintenance and operational issues.

Mr. Lawson stated I would just ask that Mr. Daugirda at least communicate with Rizzetta Company. There have been some miscommunications several times now with the payoffs on the 2002 bonds. There is confusion with the title company. If you could just maybe hook up with Mr. McKay to straighten out that problem.

Mr. Daugirda stated I will.

Mr. Lawson stated that does not relate to this funding request.

ON MOTION by Mr. Devasher, seconded by Mr. Lawson, with all in favor, Funding Request 72 was approved.

(Whereupon, Item Number Two was addressed.)

SEVENTH ORDER OF BUSINESS

Supervisor Requests and
Audience Comments

Mr. Lawson stated I have no requests.

Mr. Leatham stated I have none.

Mr. Daugirda stated since we have none we will just move on to our audience comments then. Mr. Rothwell, a resident, is here.

Mr. Rothwell stated I have a big list, as usual.

Mr. Daugirda stated before you go through it, I have a general operational suggestion. Maybe next time if you can E-Mail those around about a week beforehand if it is convenient, we can circulate them to the Board in advance.

Mr. Rothwell stated if I can make time to do that I will.

Mr. Daugirda stated if you can make time, I understand.

Mr. Rothwell stated in general, most of these have been brought up at the meetings before, and/or E-Mailed to someone before. It is just a follow-up question and there are a couple new additions.

The first today, we are having a problem with trash and debris on the tennis courts and the basketball courts. I need to know who is responsible for cleaning that up. Is that CFL or is that Larry Easton; which person should be told to do that?

Mr. Daugirda responded how about tell them both.

Mr. Rothwell stated okay. The next request came about getting a sign for the usage of the basketball and tennis courts because we are getting resident complaints that basically people are hogging the courts. They are not allocating an hour's time and then allowing other people who want to use them, so it has been suggested that we have a sign posted that says court usage is limited to one-hour sessions, no glass. The typical kind of rules you might have on the court. If we can get that sign put together. That is it for the courts.

Another resident asked about main Northwood Palms

Boulevard whether or not the striping will be repainted on the road at some point because all the construction trucks and things have worn it off to a great deal.

Mr. Daugirda stated it is a County road. We can ask the County.

Mr. Rothwell stated it is a County road. I am not sure that maybe because the developer has put undue wear and tear on it that it is really a developer issue or not. I do not know. But it was brought up as a question.

Caladeci Park in the back is still outstanding for getting mulch and grade to where it does not hold water. There is standing water when it rains.

Mr. Daugirda stated the mulch is going in today. The remainder of the mulch is being taken care of today. Grading or drainage, I have asked Central Florida to provide a proposal regarding drainage issues. Apparently there is some standing water that holds with the rains.

Mr. Rothwell stated right and with the mulch being lacking, there is quite a few puddles so people could not use the park.

Mr. Daugirda stated there will still be puddles until we can get the drainage solved. Even with more mulch, there will just be more mulch.

Mr. Rothwell stated at least with the mulch the water is maybe underneath it so that can walk on it more.

Someone raised the issue of who is responsible for taking care of trash in the ponds. I would assume that is CFL, right or is it the pond maintenance people?

Mr. Daugirda responded I will ask them both.

Mr. Rothwell stated a lot of residents are complaining and I, for one, can vouch I walked up and down the boulevard and just the ponds you can see from the boulevard had trash.

Mr. Daugirda asked trash in the water?

Mr. Rothwell responded yes, in the water.

Mr. Daugirda stated that is not going to be CFL. They do the banks.

Mr. Rothwell stated well it is along the bank. I am not sure who picks it up.

Ms. Valenti asked can I make a recommendation?

Mr. Daugirda responded yes.

Ms. Valenti stated if we ask CFL to carry an extension pole with a pool skimmer net on it as they are cutting around the banks, then they can pick up anything that is within about five feet of the bank.

Mr. Rothwell stated that would be nice. At the last meeting I asked a question about pool deck resurfacing and I was told that that would be looked into. Did you guys look into it and decide if it is going to be done this year as far as a complete clean and resurface like was last year decided needed to be done? It is a year past due and last year at the budget meetings, it was estimated it would cost \$1,500 to do it, and so far it has not been done. What is the resolution of that; did you guys do anything in the last two months to follow-up on that?

Mr. Daugirda responded no. Bill Devasher and I both looked at it. Ms. Valenti has seen it and seen the deck. It had been pressure washed and it probably does look like it needs some resurfacing, so at your recommendation, we can have it resurfaced.

Mr. Aparicio stated I recommend it. It looks nasty where the pressure washer has taken off the soil on the paint is where it is discolored.

Mr. Rothwell stated yes it is definitely not attractive at this point and a lot of residents are complaining about the conditions of it.

Mr. Daugirda stated we will take care of it.

Mr. Rothwell stated at the last meeting we talked about putting in motion sensitive security lighting around the cabana house. That still is outstanding as far as I know. It is a pretty simple process to mount a few motion sensitive lights.

Mr. Daugirda stated not that simple.

Ms. Valenti stated not that simple.

Mr. Daugirda stated not that simple. Ms. Valenti can talk to that one.

Mr. Rothwell asked why is that?

Ms. Valenti responded well there are several issues kind of going back to the camera itself, installing the cameras. The motion sensors will cause a problem, an interference with the camera system for security. We are currently talking with Verizon, Shaw Cable and Direct TV, trying to figure out which is the best way of getting high speed internet installed at the electrical room so that we can install the camera systems.

Mr. Rothwell asked so these cameras do not work with lighting, infrared cameras or something? I do not understand why additional lighting would trick a camera.

Ms. Valenti responded it is the motion sensor lighting that we could not use.

Mr. Rothwell asked well could we put lighting on a timer then that comes on at some point in time at night and shuts off in the morning? The concern is that without lighting we are having more kids hanging around, minor incidents of vandalism, things like that. We need to do something. I am not sure what we can do. What is your thought on resolving the problem?

Ms. Valenti responded Mr. Daugirda had discussed this a few days ago. We felt that we needed to let the installers of the camera system take the lighting into consideration and make his recommendations when he came out to do the install. We have felt that we were very close to installing and the cable company kind of threw a curve at us, so we are kind of backtracking to find other ways of internet in that area.

Mr. Rothwell asked do you guys have any time on that on getting it done or making a decision?

Ms. Valenti responded I followed up on everything yesterday hoping that I would have something positive to say this morning. What I found out from Verizon is that even if they installed the telephone line, that they may or may not be

able to service the building. They do have the capabilities out here, but it depends on the line that they run from the street.

Mr. Rothwell stated yes, DSL is kind of spotty out here.

Ms. Valenti stated Shaw Cable has not been out. I have called them weekly to come out to see whether or not they are going to wire cable because it is going to be what you call a jack and bore under the pavement. They still have not been out to look at it. I spoke with Direct TV and unfortunately we are considered commercial. The cost for Direct TV or upward satellite is going to be pretty hefty. I was trying to figure out if there was a way of circumventing that and going with the home-type system. That is what we are looking into right now to see if they will consider us non-commercial.

Mr. Daugirda asked can it be done with a dish?

Ms. Valenti responded yes.

Mr. Daugirda asked put the dish on where out white standard is out there with the camera below it, would that suffice or at the call source?

Ms. Valenti responded I am not 100 percent they are supposed to be getting it and also how that would be done.

Mr. Daugirda stated even if there was a jack and bore involved, I would suggest that we, Lennar, handles that if it is within their own reason, now realize and would install a sleeve so that it is not a deterrent for them to install.

Mr. Rothwell stated I did take a walk around the pool area to look for an alternative route to get a cable there without having to go under the pavement and there is one way that you could do it if you go down the west edge of the parking lot, right up to where the fence is from the pool, you can actually come out along the bushes, which would reduce the underground work to just to going under the sidewalk and come up on the other side, so you could route around so all the cable is run, but you can avoid quite a bit of expense that way.

Mr. Aparicio stated along the cable run may dictate it

some kind of a power boost or something.

Mr. Rothwell stated yes, it is possible, but it is worth maybe talking about now. I think you could probably get away with a little bit longer run. It might add 15 or 20 feet to your run, but it definitely shortens the underground work quite a bit and it should be at almost no expense to the owner's sidewalk, I would think. I will continue to follow-up with Ms. Valenti on this one and work on that.

The next one is the invoice package here there was an invoice paying Southern Exteriors for pressure washing the wall on the exterior. There is one section of that wall about sixty feet of it that they did not do, so do you think you can make them come back and finish the wall because it is pretty obvious that they missed a spot. It is a big spot. I can show you where it is if you want to see it.

Mr. Aparicio asked did they do the neighborhood walls or did they just do the cabana walls?

Ms. Valenti responded no they did the walls coming down the main boulevard.

Mr. Rothwell stated we need to get them back out to do that.

Ms. Valenti stated that was done quite a while ago. I think that one green section that you are talking about may have just come back.

Mr. Rothwell stated I would not be surprised. Either way we need to get it cleaned. If we want to pay for it again, that is one thing. It has to be cleaned at some point. It is going to be really noticeable because this section of the wall that is going to be adjacent to the new section of the wall, which is going to make that dirty is right against that piece. It needs to be cleaned one way or another.

They are right now continuing to do the stuccowork and about to get caps on the top of the adjoining pillars. While they are doing those, can you have them fix the missing cap?

Mr. Daugirda responded I called Mr. Spencer this morning, who is in charge of that job and reminded him while they are

there to do that.

Mr. Rothwell stated okay. I just want to make sure that that one did not get overlooked since they were going to be there. Great.

At the last meeting I asked about getting the parking lot to pool area resurfaced with some sealer and restriped because it is pretty well worn off and faded away. At the last meeting that was going to be looked into I believe. Did anybody look into that as far as getting the cost for that?

Mr. Daugirda responded first off a speed bump has been installed.

Mr. Rothwell stated we did get that last Friday I think.

Mr. Lawson asked did you say the speed bump has been installed?

Mr. Daugirda responded that is correct. It is in place right now. I guess we can do it.

Mr. Lawson asked did that cover the back of the parking lot? I did not hear that.

Mr. Daugirda responded yes. The question was what is the status of it on the resealing and stripes. For some reason I thought Paul was looking into that, but if not, unless the Board directs otherwise, we will take care of it. We will get somebody to do it.

Mr. Rothwell stated I think we need to do that.

Mr. Daugirda stated all right. Order it.

Mr. Rothwell stated we need to improve the whole area quite a bit. Something that I brought up last month at the last meeting here was that it was decided that the brick pavers around the entrance where the guard gate is was going to be pressure washed to remove all the staining from oil drips and things like that off of them. Is that one going to be done this year?

Mr. Daugirda stated I do not see that in the minutes from last meeting.

Ms. Valenti stated I did not think you could pressure wash pavers.

Mr. Aparicio asked is it pavers or stained concrete?

Mr. Rothwell responded underneath there are brick pavers.

Mr. Daugirda stated that is a minor item and especially if for some reason the wall guy is coming back at no charge, he can throw that in. Let me just ask Mr. Rothwell, we are going through your punch list here, but overall driving through, the community looks really great today. The Lennar installation has been phenomenal and overall it looks really sharp in quality-wise.

Mr. Rothwell stated understand that why they are on my list of concerns is because it is not that I am complaining in anyway, I am very happy that we are making improvements, but I do not see any point in stopping.

Mr. Daugirda stated I am not telling you not to.

Mr. Rothwell stated just because it looks a little better, we are not going to just sit back and look at it. Finish it out and do the remainder.

Mr. Daugirda stated that is not the purpose of my point.

I just wanted to make the record clear that the Lennar team has stepped up to the plate and done a phenomenal job in terms of improving the community.

Mr. Rothwell stated oh yes. The last one on my list was about pool maintenance. We are having the same problem we had about a year-and-a-half ago with the pool guys where they are not doing a really good job of cleaning the pool. Last week, I happened to be home the day that the guy did come and clean the pool. After he left, I went and took a walk around the pool and I can still run my finger around the edge and get crud off. He did not even scrub the edges. They basically come and they seem to do the chemicals and they quickly wipe around the edge about as fast as they can walk around and then they leave. They are generally there less than thirty minutes. I have two questions: one, can we bring the guy back out again like we did about a year-and-a-half ago and sort of impress upon him to get his guys to do it, because I remember he was out here? I forget his name.

Mr. Daugirda stated Fritz.

Mr. Rothwell stated Fritz, yes. If we could get him back out again, I would be glad to meet with him and talk about it.

Mr. Daugirda responded the answer to that is yes.

Mr. Rothwell stated the next question is, can we get them to maintain more often because they seem to be coming every other day.

Mr. Daugirda stated it is three days a week right now.

Mr. Rothwell stated it is more of problem now that we are getting more residents in here. We are getting lot more usage of the pool. Going two days on it is a lot to the degree where I have actually had some residents complain to me about the pool water smells funny it is excessively dirty. Usually it happens because they will clean on Friday and they do not come back until Monday, and the entire weekend is a problem. If we can get them to start coming every day, that would be helpful.

Ms. Valenti stated most companies will only do a five-day contract. You do not have any service on Saturday and Sunday.

Mr. Rothwell stated if we had at least the five days that would at least insure that it is very clean for the weekend, and that might make the weekend go a little smoother. I realize we are at the end of summer and things will slack off, but I do think it is something we need to think about doing.

Mr. Daugirda asked your recommendation would be to do it for another two months or so, through October?

Mr. Rothwell responded yes. I would say until it gets to where the weather changes more, residents do not use it as much and then maybe at the next meeting in a couple of months we can back off of that.

Ms. Valenti stated I personally think it should be five days a week. Again, in the wintertime, it is not a heated pool so it is not going be used in the wintertime maybe. In the summertime I almost think that with the heat and everything that needs to be five days.

Mr. Rothwell asked can we do that for the next two months

as a trial period to see how it goes?

Ms. Valenti responded I think it would throw us really over budget.

Mr. Daugirda stated my next point; it will have a budgetary impact. That will do it for the year.

Ms. Valenti stated I believe when I had gotten quotes for five days a week it was \$8,000 or \$9,000 per year.

Mr. Daugirda stated I am not sure what it would be for per visit, extra visits.

Mr. Rothwell stated we could mitigate that a little bit by only during it during the heavy months.

Mr. Daugirda stated we are only talking about the short-term solution at this point. Well, what I would recommend would be a two-step process: one, to try and pull the owner of the company out this week and discuss it with him and see what his recommendation would be. It may be that a pep talk with his team would significantly improve it without an expenditure. He may say we need at least one more day or something like that; or even five days and he could give us a quote. If it is like an extra \$50 a session, we can probably muddle through. Let us try to take the least expensive step that would solve the problem, because your problem seems to be the weekend.

Mr. Rothwell stated it they were doing a better job; it may not be that we do have to have it every day, at least in the off months for sure.

Mr. Daugirda stated yes.

Mr. Rothwell stated I think in the summer it makes sense to have it every day just because of the heavy usage we are getting now, but we are going forward from this point and explaining we could probably continue with the three days as long as we get a little bit better effort out of them to clean it. I think they compound their own problem by not doing a great job, and then the very next day it is already looking bad again.

Ms. Valenti stated they did just put a new guy on this

route, within the last three to four weeks and he just may need to know exactly what the standards are.

Mr. Daugirda stated the owner of the company has been very responsive when I have spoken to him so let me put him together out here for a site review and mention it to Mr. Rothwell. He can attend if he wants. We will go from there.

Mr. Rothwell stated sure. I would be glad to meet you at any time. Next question I have is just a question about Larry Easton's building and practices. Between July and August bills, it seems that in July the cost of unclogging the toilet is only \$15 per incident and in August it became \$25. What is that according to how badly it is clogged or did he just jack up his rates because he does not like having to deal with that kind of an issue; what is the deal?

Mr. Daugirda responded I will check into it.

Mr. Rothwell stated at the pool I reported to you a while back how the water fountain had been damaged and I am not sure if it has been repaired or replaced yet, but I know there has not been asked a question about whether or not we could have a vending-type machine put there to put out the just plastic water bottles full of water if we get contract with a vending place to do that, instead of having a fountain. I am kind of iffy of that myself because of the problems we are having with vandalism and I think that machine would end up getting broken into and things like that. It could be once we get some lighting and the cameras set that makes sense.

Mr. Daugirda stated given the history of vandalism, I would not recommend it. People can bring a jug of water when they come down to the pool.

Mr. Aparicio stated it might wind up in the pool.

Mr. Daugirda stated that was the other thought. Right. Right. Let me supplement something here with which I had a comment that the HOA, and you and Betty may know more about this, was contemplating some modifications to the CDD-owned cabana. I sent an E-Mail to them saying you couldn't do that without communicating to us and bringing it to the Board.

These are rumors and Dave is actually the guy, who told me, but he said that one, they wanted to put a portable storage unit out there, a pod or something like that, which is a no-no. Second, Jason from HOA Company was talking about bulletin boards and various other modifications to it, and they basically said the chain of command is this is CDD property, we have a CDD Board and you have to let us know what you are doing. You cannot just do it without getting permission.

Ms. Valenti stated I believe the HOA wanted to purchase a storage shack and have it installed at the recreation center.

As you know, for a while they were storing chairs and Christmas decorations and so forth in the electrical room. Then they had to take that to one of the storage facilities off-site. They have the money in their budget to actually purchase it and would like to install one at the recreation area. I believe the size they were looking at was eight by ten and I believe it was PVC. They also want a community board that anyone could put a notice on at the pool area. Mr. Palatore, I believe, was supposed to present this. He is in the hospital.

Mr. Daugirda asked any thoughts or recommendations?

Mr. Rothwell responded I have a few. From my perspective, installation of a storage unit there I do not like it because one, HOA guidelines already prohibit any kinds of structures like that on resident properties. I do not think residents are going to like it too well that we can slap one up any place we want, but we will not let them put the same kind of structure in their own backyard. I think that is one issue. Another is I do not like the added invitation of crime that that will bring up. It is just one more thing for me to have to watch and keep track of out there and I do not really want to do it. I am more concerned that it is going to constantly be a problem of getting broken into, vandalized. I would rather see them continue to pay the minimal amount it takes to rent a space and store it that way than sort of put the burden on homeowners.

Mr. Aparicio stated I agree with Mr. Rothwell's thoughts.

Mr. Daugirda stated I do not hear any grounds for a motion from the Board to approve that, so we will just save ties on the vine, unless there is some feeling otherwise. With a bulletin board, again we have vandalism. I am not sure that is the best idea, but I know they want to communicate.

Ms. Valenti stated we did make it available for them to use the bulletin board at the front, so I mean the HOA person has a key to that board for posting official notices.

Mr. Rothwell stated I do not have a problem with them hanging a bulletin board there, but I do agree I do not think it will last long. I think it will be subjected to violence and defacing of different types and ultimately it will come down. We had one there before and suffered the same fate.

Mr. Daugirda stated one of the good things is we did install two of those pool equipment containers. I see they have not been ripped down.

Mr. Rothwell stated they have actually done their job.

Mr. Daugirda stated the rings are in there intact and not destroyed. That was a good sign.

Mr. Rothwell stated in general people have respected those pretty well. We have not had people bother them at all like we used to. We used to use rings constantly. It was a good change.

Mr. Daugirda asked what do you want to do about the bulletin board, if anything?

Mr. Rothwell responded I do not think we need a bulletin board. Let them use the community one at the entry.

Mr. Daugirda stated so be it. Next.

Mr. Rothwell responded that is it for me. I am exhausted so I am going to have to charge up for the next two months.

EIGHTH ORDER OF BUSINESS

Board Structure

A. Vice Chairman

Mr. Daugirda stated I have one other item that I want to address. We have had a reshuffling of the Board with a lot

new members on, and I think it is appropriate to clarify the officer structure. My records show that Mr. Lawson is the Chairman. I am not sure if we have ever assigned a Vice-Chairman, but we should appoint a vice chairman to sign items in Mr. Lawson's absence. All other members of the Board should be deemed assistant secretaries to assist with routine business matters. Gary Moyer is Secretary, presently. Rhonda Archer is the Treasurer. Myself, John Daugirda, and Darrin Mossing both with the management group, are assistant secretaries. I am assuming that you want to retain Mr. Lawson as Chairman. He is doing such a great job. That is open for discussion. We ought to at least have an appointment of Motion to Appoint a Vice Chairman.

ON MOTION by Mr. Lawson, seconded by Mr. Devasher, with all in favor, Mr. Leatham was appointed as Vice Chairman.

B. Chairman

Mr. Daugirda stated I am looking for another motion. It would be to appoint Mr. Lawson as Chairman. The remaining are Supervisors Devasher, Dady and Aparicio; Mr. Mossing and Mr. Daugirda as Assistant Secretaries; Mr. Moyer as Secretary, and Ms. Archer, as Treasurer. Do we have such a motion?

ON MOTION by Mr. Davsher, seconded by Mr. Leatham, with all in favor, Mr. Lawson shall be Chairman; Messrs. Devasher, Dady, Aparicio, Daugirda and Mossing shall be Assistant Secretaries; Mr. Moyer shall be Secretary, and Ms. Archer shall be Treasurer.

EIGHTH ORDER OF BUSINESS

Adj ournment

ON MOTION by Mr. Lawson, seconded by Mr. Devasher, with all in favor, the meeting was adj ourned.

September 10, 2002

Northwood C. D. D.

Secretary / Assistant Secretary

Chairman / Vice
Chairman