

MINUTES OF MEETING
NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held Tuesday, January 14, 2003 at 9:00 a.m. at The Model Center, 1123 Conch Court, Wesley Chapel, Florida

Present and constituting a quorum were:

Michael Lawson	Chairman (by phone)
Rich Leatham	Vice Chairman
Bill Devasher	Assistant Secretary
Tony Parlatore	Assistant Secretary
Nick Aparicio	Assistant Secretary

Also present were:

John Daugirda	District Manager
Mark Straley	Counsel (by phone)
Dayne Piercefield	Engineer (by phone)
Jackie Brethen	HOA President
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Daugirda called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Oath of Office for Tony Parlatore

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

I have given you a booklet outlining the Sunshine Law and there is a financial statement you need to file. When we have an election we need to review the officer structure. Mr. Lawson is the presently the Chairman, Mr. Leatham is the Vice Chairman, every other Supervisor is deemed an Assistant Secretary, Mr. Moyer is the Secretary, Ms. Archer is the Treasurer and Mr. Mossing is an Assistant Secretary along with myself.

Historically we retain the similar officer structure, but that is up to the Board.

On MOTION by Mr. Lawson seconded by Mr. Devasher with all in favor the officer structure will remain the same as above stated and Mr. Parlatore is elected Assistant Secretary.

THIRD ORDER OF BUSINESS

Approval of Minutes of the
November 12, 2002 Meeting

Mr. Daugirda stated that each member of the Board received a copy of the minutes of the November 12, 2002 meeting and requested any additions, deletions or corrections.

There being none,

On MOTION by Mr. Devasher seconded by Mr. Lawson with all in favor the minutes of the September 10, 2002 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Approval of Minutes of the
November 12, 2002 Meeting

Mr. Daugirda stated that each member of the Board received a copy of the minutes of the November 12, 2002 meeting and requested any additions, deletions or corrections.

On MOTION by Mr. Lawson seconded by Mr. Devasher with all in favor the minutes of the November 12, 2002 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer – Approval of Requisitions

i. Requisitions No. 011 through 013 of the 2002 Construction & Acquisition Account.

Mr. Piercefield stated I am requesting approval of Requisitions 011 through 013 in section four of your packet. The one for the wall is a partial payment. The total invoice will be \$60,000. This allows them to pre-cast the wall section.

On MOTION by Mr. Lawson seconded by Mr. Devasher with all in favor Requisitions 011 through 013 of the 2002 of the Construction & Acquisition Account were approved for payment.

Ms. Brethen asked is more bond money released periodically?

Mr. Daugirda responded no, that was released at the beginning and held in Trust with a bank. When the work is completed, Mr. Piercefield prepares requisitions and signs off on that. It is then submitted to the Board for approval.

Mr. Piercefield stated the balance in our construction account as of 12/30/02 is \$79,399.10.

C. Manager

Mr. Daugirda stated I have tried to assist Mr. Parlatore and given him some orientation, background material. We have a minor issue here. It was budgeted that we would compensate the Supervisors in the amount of \$200 per meeting. I assume it is the Board's wish that Mr. Parlatore be compensated for his participation as we have done in other Districts. If there are no objections, we will implement that.

Mr. Aparicio joined the meeting.

Mr. Daugirda stated I have confirmed with Paulo and Ms. Valenti when we went out to the site that we are going to clean that up. It is not fully developed, but needs some attention and will be attended to.

FIFTH ORDER OF BUSINESS

Financial Statements and
Approval of Invoices

Mr. Daugirda stated the first item under Tab 5 is called Funding Request No. 76, dated November 19, 2002. The next tab

has some invoices dated January 14, 2003. They are the standard operational type of invoices we see every meeting.

Mr. Lawson stated on the January invoices that funding should be received by the District on the ad valorem taxes. That may have been a slip, but it does not show that. As of now, most of the receipts have been paid. Are these current?

Mr. Daugirda responded it is my assumption there are adequate funds to take care of this. If not, we will communicate with you further. The logical pattern is by this time over 50% of the maintenance assessments are received. We are seeking approval of the Board for the invoices and staff will take care of the funding source.

Ms. Brethen asked what is the date of service on number 4?

Mr. Daugirda responded the invoice is dated October 31, 2002.

On MOTION by Mr. Lawson seconded by Mr. Devasher with all in favor the invoices were approved.
--

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Parlatore stated referring to the September 10th meeting on the discussion of a storage unit; the Board was not approached on that. That was in the letter I sent to Mr. Daugirda in April regarding this. I cannot accept your reasons for denial.

Mr. Daugirda stated the discussion involves a request place a portable storage unit at the Recreation Center. Ms. Valenti knew about it and so did the HOA. He stated he did not like the idea that he would have to watch it. He mentioned that HOA regulations would not permit it. I do not know what the HOA has to do with the CDD.

Ms. Brethen stated he was comparing what we allow residents to do and what we should allow.

January 14, 2003 Northwood Community Development District

Mr. Parlatore asked what is the status of this request? Has it been considered?

Mr. Daugirda responded it was opposed for the reasons stated in the record.

Ms. Brethen stated there was also a comment regarding vandalism issues and the fact that we do not have a way to monitor that. The cameras now we installed negate that problem. Part of the reason was damage control.

Mr. Daugirda stated as I recall, the HOA wanted to store some Christmas decorations and chairs. They are presently renting a storage unit. The Board voted against it for a variety of reasons. I believe the developer representatives had a vision for the design of the club and the park and this storage unit was not part of that vision.

Mr. Parlatore stated so this is a moot subject.

Mr. Daugirda asked does the Board wish to reopen this issue?

Mr. Devasher responded I believe it was an HOA issue that they did not allow the residents to have storage units; therefore the community could not have one.

Ms. Brethen asked what about the bulletin board?

Mr. Parlatore stated another request we had was installation of a community bulletin board at the pool.

Mr. Devasher responded that was also discussed and we felt the vandalism issue might be a problem. There is a bulletin board at the entrance. We thought it was better to just use that one and not have to be concerned with vandalism issues on the other. There is also a problem with the attendants parking in front of the bulletin.

Mr. Lawson stated it is difficult to read the board when driving your car into the entrance, but we were concerned with the vandalism out there.

Ms. Brethen stated if the camera is focused on it, you could actually see what is happening.

Mr. Lawson stated that would be an easier way to tell people what is going on. You can tell the Board what to put on

the bulletin board. There must be control over what kind of material will be put on there.

Ms. Brethen stated as long as it is a locked unit like what we have out front, but larger, I do not see why anyone else but the Board would control that.

Mr. Daugirda stated we could move the Board to the park. In the past I had a key and the manager had a key. He lent his key out and some residents made copies.

Mr. Parlatore stated I do not know if that is the key, but the keys do not matter.

Mr. Daugirda stated the bulletin board was intended for informational purposes for the organizations, meetings and special events. We lost control of that. We can move it and change the key, but it may get pulled down.

Ms. Brethen stated moving that board will not change anything if people still have trouble reading things. You can only get a couple of things up there. You cannot put a poster size anywhere. There have been issues with people trying to pick incredible colors for their homes along with a lot of other common sense issues that could be posted periodically, but we have no place to put them. This would help the HOA keep the aesthetics up on the property. Also there are special events we could post.

Mr. Daugirda asked do you want a larger one?

Ms. Brethen responded yes. You can put a limit on the individuals who are allowed to use it. That is a good answer for us. People cannot see that board.

Mr. Daugirda stated I am hearing that the Board is willing to move it and then it is just a question of size and what to put up.

Mr. Lawson stated perhaps there should be a committee to give the community a chance to control what is on this board and ensure it is community-related. If too many people have access to it, inappropriate things may be put there.

Ms. Brethen stated that does not exist right now.

Mr. Daugirda stated we will handle this at staff level.

Mr. Parlatore stated regarding the gatehouse, there are three chairs there. Some of the attendants are overweight and the chairs are in pieces.

Mr. Daugirda asked you want a new chair?

Mr. Parlatore responded yes. The light outside the guard shack is out. The pole socket may need to be changed. You cannot see inside cars without that light.

Mr. Daugirda stated I have assigned a handyman to look at that. I have a note that the guards may be playing around with the lights.

Mr. Parlatore stated I have suspected that.

Mr. Daugirda stated I will have this investigated. The handyman thinks the guards may be unscrewing the lights because it shines in their eyes and they want it realigned. These are items you can call me with and I will help you solve them.

Mr. Parlatore stated there is no handicapped access to the pool even though there is ramp there. The ramp is blocked with a newspaper machine and the gate opens outward instead of inward, which prohibits a person in a wheelchair from opening the gate. Also the Cabana floor was never painted. The shower is still broken. Also, does anyone know how many chairs we are supposed to have there?

Mr. Daugirda responded the individual who bought that is not part of this conference. Her name is Ms. Johnson.

Mr. Parlatore asked how do we find out whether we can enlarge the Cabana to accommodate a meeting place?

Mr. Daugirda stated we discussed that before.

Mr. Devasher stated a two-story would bring up an access problem. Unless you infringe upon the pool deck area, I do not know where you would go. We have mandated the amount of parking there, so if you were to expand, it would have to be without a pool.

Mr. Parlatore asked what if we take air space over the pool?

Mr. Devasher stated we could just cover it?

January 14, 2003 Northwood Community Development District

Mr. Parlatore responded you would have to leave it out though.

Mr. Devasher stated you must get 100% resident approval and there are a lot of sun worshipers.

Ms. Brethen stated there are a lot of people who like the shade also.

Mr. Devasher stated no matter what you do, you are going to get some opposition.

Mr. Parlatore asked is the screen going back on there?

Mr. Daugirda stated the majority of people said they wanted to tear it out. You were advocating windows.

Mr. Parlatore stated that would protect the screens.

Mr. Daugirda stated there is nothing in the budget for constructing a room like that. It may be approximately five figures. It is something to consider during budget season if the Board is interested and secondly whether the residents want to pay for it.

Mr. Parlatore stated there should be money left over in the security budget next year. You will not have to buy the cameras and equipment now. As I figure it, you pay the service company and there is about \$28,000 left over.

Mr. Daugirda stated we will check on that. I believe it is less than that.

Mr. Lawson stated on that issue, I prefer this be addressed when the Board is completely controlled by residents. If they want to extend their complex, they can do that then. We are not to do that as developer representatives on the Board. That will be a future item for a resident controlled Board.

Ms. Brethen asked was Mr. Lawson able to put together a survey together yet, to sent to the residents to get a feel for keeping the gate attendants or not?

Mr. Lawson responded no, I have not.

Ms. Brethen asked do you have a time frame on that?

Mr. Lawson responded no. Did we say we were going to prepare that survey?

January 14, 2003 Northwood Community Development District

Ms. Brethen responded yes. Have you had a chance to talk to the developer of the north parcel regarding the roadway?

Mr. Lawson responded yes, I did. They think it is an interesting idea. They never contemplated putting in a gate facility. When I mentioned the opportunity that the Northwood homeowners, the CDD and could collaborate with them on doing something there, they seemed interested. They have not firmed up their land plans yet. He did not rule that out as a possibility though.

Ms. Brethen asked do they have a timetable?

Mr. Lawson responded I do not know where they are with their land plan. I do not know whether they have a site plan permitted with Pasco County yet. They have zoning issues and DRI issues, which do not involve us. There are certain things they want changed on it and I do not know their current status.

Ms. Brethen asked is that the Cypress Creek Project?

Mr. Lawson responded I do not know.

Mr. Daugirda stated in terms of cameras, Ms. Valenti spearheaded this project and the cameras were installed last week. Secondly, I had an interesting message from a resident who said he purchased tennis nets on behalf of the District and wants reimbursement. Could you help us spread the word that residents cannot purchase things and expect reimbursement? There are certain channels you must go through.

Ms. Brethen stated yes.

Mr. Parlatore asked with the cameras have videotape?

Mr. Daugirda responded yes, we will be recording on videotape.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Devasher seconded by Mr. Lawson with all in favor the meeting was adjourned at 9:37 a.m.

January 14, 2003 Northwood Community Development District

Secretary / Assistant Secretary

Chairman / Vice Chairman