

NORTHWOOD HOMEOWNERS ASSOCIATION
Managing Agent - Community Association Management Services
2002 N. Lois Avenue Suite 507
Tampa, Florida 33607

MINUTES OF THE BOARD OF DIRECTORS MEETING
March 6, 2008

ROLL CALL: Directors present: Burnis Kilpatrick, President; Karen Uhlig, Vice-President; Sharmaine Edginton, Secretary; Laura Smith, Director. QUORUM ESTABLISHED.

Board member absent: Jeffrey Sauber, Treasurer

Pursuant to duly given notice, the Board of Directors meeting for the Northwood Homeowners Association, Inc. was called to order by Burnis Kilpatrick, President the New Tampa Library 10001 Cross Creek Boulevard, Tampa, Florida 34637 at 7:10 PM.

Management Representative: Cherlene Adewunmi of Community Association Management Services, LLC (CAMS).

Mr. Kilpatrick expressed appreciation to the homeowners in attendance for their support.

APPROVAL OF MINUTES: The minutes for the February 7, 2008 meeting were presented for approval. Laura Smith motioned to approve the February 7, 2008 minutes. Karen Uhlig seconded and the motion passed unanimously 4-0.

RATIFICATION OF RETAINER AGREEMENT: The retainer agreement for Taylor and Carls, P.A. was ratified. As legal representatives of Northwood and as it pertains to any legal situation involving the Association, Taylor and Carls will review the governing documents and provide a legal advice/opinion in writing. All members present concurred with the ratification of the retainer agreement.

INSURANCE COVERAGE: All members of the Board of Directors are covered by a Directors and Officers (D & O) liability policy. Ms. Edginton highlighted an exclusion clause in the current policy for worker's compensation coverage. Although the community does not have any employees, Ms. Edginton wondered if the Association could still be sued should an employee of an independent contractor gets hurt on the premises. Discussion ensued and a motion was made by Karen Uhlig to have management obtain quotes for consideration. The motion was seconded by Laura Smith and passed unanimously 4-0.

NEWSLETTER: Ms. Edginton informed the board that the March/April edition of the newsletter is finally at the printers. One reason for the delay was in obtaining advertisement. Ms. Edginton stated she recently found out that though the St-Pete Times prints the newsletter free of charge to the community, a former board member was the person who solicited ads for the newsletter. Once the ads are obtained, then the newsletter can go to press. Upon this discovery, Ms. Edginton acquired several ads from local vendors to help facilitate the printing of the March/April issue.

It appears that in order to get the newsletter printed, a board member is now responsible for acquiring ads. Management advised that perhaps the board might want to consider putting that effort into acquiring ads and possibly printing our own newsletter with any left over profit put back into the community. The board is continuing to consider various options regarding this issue.

WEBSITE: Ms. Edginton stated the website has been updated and now reflects the names of current board members. Further updates will soon follow. Ms. Adewunmi advised that any links on the website not sanctioned by the board should have a disclaimer posted.

SOCIAL EVENTS: Mr. Kilpatrick asked for a board member to volunteer as social chairperson for upcoming events. Laura Smith volunteered to chair the social committee. The Board sanctioned Laura Smith as the official Board Liaison for the Social Committee.

The upcoming Easter Egg Hunt will be held on March 22nd at Caladesi Park. Several homeowner volunteers have assisted board members in passing out the Easter Egg flyers while others have volunteered to stuff the eggs.

PRESIDENT'S REPORT: Mr. Kilpatrick thanked Cherlene and CAMS for inviting the board to the recent workshop seminar dealing communities and homeowner volunteers. The information we obtained at the seminar was very beneficial and insightful.

The board was informed that an additional invoice for attorney's fees leftover from the last board was just received totaling \$10,738.58 (Ten Thousand Seven Hundred Thirty-Eight Dollars and Fifty-Eight Cents). Mr. Kilpatrick stated since it is a fee for service that was approved by the last board for work done, this board has no choice and will go ahead and close out this debt.

Mr. Kilpatrick stated that homeowners in the Barrington pay approximately \$66 (Sixty-Six Dollars) monthly in addition to the yearly annual assessment fee of approximately \$86 (Eighty-Six). The monthly fee covers the cost of lawn maintenance, which includes mulching, sprinkler repair, mowing, and essentially total lawn care.

The board wants to look into obtaining proposals from vendors in an attempt to provide a one-stop shop lawn care option to all homeowners. Upon further research, the board will consider calling a special meeting so homeowners will have an opportunity to compare cost and to provide feedback on the idea of possibly having a single lawn care company, providing service for our community.

Cherlene Adewunmi reminded the board there is a process to be followed since the documents do not grant the association authority to maintain lawns and the budget doesn't reflect this service. Cherlene Adewunmi will contact the attorney to get written legal opinion on how the board is to pursue the possibility of taking on this responsibility.

MANAGEMENT COMPANY UPDATE:

Ms. Adewunmi stated that one DRB application request for a fence was submitted and approved based on current community specifications.

There are five houses that are bank owed currently being maintained by the Association.

The Annual Election Meeting has been scheduled for Wednesday, January 7 2009 at the Pebble Creek Golf Club. First and second notices will be mailed at appropriate times to alert homeowners of the election.

FINANCIAL REPORT: As of January 31st there is \$28,264.42 (Twenty Eight Thousand Two Hundred Sixty-Four Dollars and Forty-Two Cents) in the Operating account and \$7,890.04 (Seven Thousand Eight Hundred Ninety Dollars and four Cents) in Reserves. There was a total of \$11,434.35 of receivables collected from the 2008 Assessments.

Demand notices will be sent the week of March 17th to all homeowners who have not yet paid their assessments.

As of this afternoon, the operating account reflected \$31,797.85 of 2008 assessments collected.

OLD BUSINESS-PRIOR BOARD: The board addressed the issue on the condition of some of the mailboxes throughout the community. Discussion ensued and the board advised management to notice mailboxes during site visits and include unmaintained mailboxes in violation letters.

BOARD MEMBER COMMENTS:

Ms. Edginton stated that in talking with homeowners, she has received varying opinions from them regarding matching mailboxes. Until we can obtain a consensus from the community on whether they support the idea of matching mailboxes, as homeowners, just as they are responsible for their lawns, they are also responsible for the upkeep of their mailboxes.

Cherlene Adewunmi advised the Board that mailboxes fall under the same category as lawn (association's authority) and will obtain the attorney's opinion on the correct way for the Association to address uniformed mailboxes.

HOMEOWNERS PRESENT:

Special thanks to the following residents for attending the meeting and for sharing your comments and ideas with the board (listed in order as it appeared on the sign in sheet.

Matt Cullen
Karan Mehara
Robert Sweeney
Isabel Ramirez
Richard Allen
Richard Pierre
Mimi Kilpatrick
Andrew W.
Gloria Eber
Simon Edginton
Kim Uhlig Quigley

NEXT MEETING: The next meeting will be held April 3, 2008 at 7:00 PM.
Location: New Tampa Library.

ADJOURN: Sharmaine Edginton motioned to adjourn the meeting. Karen Uhlig seconded the motion and the board voted unanimously 4-0. The meeting was adjourned at 8:35 PM.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary