

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
February 7, 2008

Pursuant to duly given notice, the Board of Directors meeting for the Northwood Homeowners Association, Inc. was called to order by Burnis Kilpatrick, President at Pebble Creek Golf Club, 10550 Regents Park Drive Tampa, FL on February 7, 2008 at 7:03 PM.

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

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

Opening remarks of appreciation expressed to the audience for attending the Board's first meeting were made by Burnis Kilpatrick followed by a brief introduction of each board member.

APPROVAL OF MINUTES: There are no prior minutes from the previous board to approve.

Mr. Kilpatrick talked about the goals the board has for 2008, which includes but not limited to, being financially responsible with the budget. Reference was made regarding the challenges this board faces with the budget that was inherited from last year but that the board is equipped and are capable of handling the situation.

In addition to being fiscally responsible, the President encouraged community participation with feedback and comments from homeowners and

assures that the board will strive to be responsive to the needs of our community in a timely manner.

APPROVAL OF FINANCIALS: The 2008 Budget was reviewed with the board agreeing that further research was needed to quantify the exact figure of losses from the previous year. Without counting any outstanding invoices, currently there is a significant deficit. A vote to approve the financial statements was tabled pending further review.

Ms. Cherlene Adewunmi of CAMS clarified the reference that was made about the budget that is inherited by this board and indicated that over \$20,000 (Twenty Thousand Dollars) was spent in legal fees between May 2007 and December 2007 for 2 (Two) cases.

One case involved the delinquency of a homeowner's assessment and the other case involved a compliance issue where the Association itself was not in compliance.

Additionally, Ms. Adewunmi indicated that the Association recently received additional legal invoices totalling approximately \$10,000 (Ten Thousand Dollars) in legal fees still outstanding.

Mr. Kilpatrick, Mr. Sauber, and several other board members confirmed with Ms. Adewunmi that the approximate total dollar amount spent in legal fees in 2007 now stands at over \$23,000 (Twenty-Three Thousand Dollars) which exceeds what was budgeted.

NEW BUSINESS:

Jennifer Sinclair of Taylor & Carls, P.A. provided an overview of her firm emphasizing that Taylor & Carls have been representing Community Associations since 1981 with more than 750 communities being represented throughout Florida. The firm's services include seminars and training for managers, mediation and alternative dispute resolution, assessment collection, covenant enforcement, contract negotiation, etc. The firm can also represent CDD's. All legal opinions would be provided in writing to the Association

Following a question by an audience member, Ms. Sinclair clarified that her firm represents the Association. They do not represent individual board members, or individual homeowner's, or individual managers, but that it is their legal obligation to always act in the best interest of the Association. Further she indicated that she is not affiliated with CAMS and was invited by CAMS at the request of the board.

Ms. Sinclair cautioned the board on the importance of fulfilling its fiduciary duty and abiding by the community's governing documents and the Florida Statutes. Although there is no clearly defined term for fiduciary duty/responsibility, it is best summed up that the board should always act in the best interest of the community and to avoid conflicts of interest.

Likewise, Ms. Sinclair indicated that her firm would assess a situation and counsel the board on whether it would be worthwhile or in the best interest of the community before pursuing any legal actions on the community's behalf. She also stated that ultimately the final decision rest with the board.

HOA Meetings 2008:

The dates of all future HOA Board of Director's meeting for the remainder of 2008 are as follows: March 6th, April 3rd, May 1st, June 5th, July 3rd, August 6th, September 4th, October 2nd, November 6th, December 4th, January 2009 -TBD.

Design Review Board (DRB):

Ms. Sinclair informed the board of the legislative update that became effective July 1, 2007, which amends Florida Statute 720 as it pertains to architectural procedures.

Ms. Adewunmi updated the board stating that the prior board in a closed meeting held in December 2007 voted to no longer pursue legal actions against the homeowner in a case in which the Association itself was not in

compliance. Notification was forwarded to CAMS from attorney Jonathan Ellis of Shumaker, Loop & Kendrick.

Website:

Ms. Adewunmi informed the board that the prior board member/webmaster submitted a proposal in the amount of \$19,200 (Nineteen Thousand Two Hundred Dollars) for payment in order for him to continue assisting the community with the website.

The board was informed that other communities are paying around \$100 (One Hundred Dollars) ,at most, a month for web hosting/maintenance.

In an attempt to offset additional expenses, homeowner Eric DaGama has volunteered to assist the board in updating and maintaining the website.

A dual motion was made by Ms. Edginton to decline Romauld Jadotte's web proposal and to accept the homeowner volunteer to assist with Northwood's website. Jeffrey Sauber seconded the motions and the board voted unanimously 5-0.

Newsletter:

Due to the widespread distribution of literature throughout the community, concerns were raised about the possible confusion homeowners might have in identifying the official communications of the Association. A name change for the community newsletter was suggested. The name "The Northwood Chronicles" was proposed. A motion was made by Jeffrey Sauber to accept the name "The Northwod Chronicles." Burnis Kilpatrick seconded the motion and the board voted unanimously 5-0.

Social Committee Events:

The dates for the 2008 community events are as follows:

Easter Egg Hunt

Saturday, March 22nd.

Memorial/Veterans Day Parade

Saturday, May 24th
Rain Date: May 25th

Neighborhood-Pot-luck/
block party

Saturday, September 20th
Rain Date: September 27th.

Halloween at Caladesi Park

Friday, October 31st.

Santa's Visit

Saturday, December 13th

Community Garage Sale

#1 - Saturday, April 19th

#2 - Saturday, September 20

A motion was made by Jeffrey Sauber to approve the dates for the social events. Karen Uhlig seconded the motion and the board voted unanimously 5-0.

MANAGEMENT COMPANY UPDATE:

Management informed the board that one DRB application was submitted and approved based on previously established guidelines. A CAMS representative conducts community site visits twice monthly. Once a homeowner receives a violation letter, should there be no response from the homeowner, a second letter is sent. The board is provided with a list of all violations following second notices to homeowners who have not complied. Each board member is encourage to ride-a-long during site visits at least once during their term to see how inspections are conducted.

A homeowner contested the 2008 elections and requested a recount vote. The homeowner did stop by CAMS office to inspect the proxies and ballots.

Consideration regarding the legislative update as it pertains to the Design Review Board (DRB) needs to taken into account when approving/denying homeowner's improvement requests.

Jeffrey Sauber made a motion to differ to management (CAMS) on DRB applications until the board gets into compliance and can decide on a committee. The subject matter will be re-visited in sixty days. Laura Smith seconded the motion and the board voted unanimously 5-0.

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 with names added for homeowner's who may have forgotten to sign in but who are familiar to the board).

Isabel Ramirez
Kim Uhlig-Quigley
Mark Bodley
Leka Murdock
Keith Murdock
Simon Edginton
Laurie Setley
Stephanie Bove
Eric DaGama
Teresa Warmke
Eileen Eidenberg
Norma Samuel
Dale Eber
M. Mederos
Nadia Murdock
Karen Kennard
Blanca
Barbara Cruz
Terry Murphy
Mimi Kilpatrick

NEXT MEETING: The next meeting will be held March 6, 2008 at 7:00 PM.
Location: TBD.

ADJOURN: Jeffrey Sauber motioned to adjourn the meeting. Sharmaine Edginton seconded the motion and the board voted unanimously 5-0. The meeting was adjourned at 8:45 PM.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary