

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

MINUTES OF THE BOARD OF DIRECTORS MEETING
April 2, 2009

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

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

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 7:12 PM.

APPROVAL OF MINUTES:

The minutes for the March 5, 2009 meeting were presented for approval. Karen Uhlig motioned to approve the Minutes. Laura Smith seconded the motion and the motion passed unanimously 4-0.

The advanced posting of the meeting notice was confirmed and certified by the Secretary, Sharmaine Edginton.

ORGANIZATIONAL MATTERS:

ASSOCIATION LIENS

Management representative of CAMS Cherlene Adewunmi informed the Board that thirteen accounts now have liens for nonpayment of both 2008 and 2009 Annual Assessments.

Ms. Edginton confirmed that the thirteen accounts were sent several notices prior to this process including the last attempt letter that was sent directly from the Board as a courtesy reminder back in September 2008.

ASSISTED LIVING FACILITY/HOME BUSINESS

Following a presentation by Mrs. Walter Ingram on their plans to operate an adult living facility at 27000 Sea Breeze Way, each board member shared their views on the matter prior to voting.

Laura Smith cautioned the Ingram's on the matter of oversight, since many elderly patients have been known to wander away from facilities. Karen Uhlig requested clarification on the Ingram's involvement and asked if they would be physically living on the property. The Ingram's emphasized their active and continuous involvement, but confirmed they would not be residing at the property. Sharmaine Edginton stated that there is only one way the Board can vote due to certain laws. However, she stated that although the Ingram's have said there would be no significant traffic flow increase and that their assessment is not entirely accurate. Ms. Edginton spoke from a position of personal experience and stated, there would be an increase in traffic for EMS, therapists/specialist, and visiting relatives. Ms. Edginton asked the Ingram's to do their best to minimize any adverse effects to surrounding neighbors and to the community. Burnis Kilpatrick complimented the Ingram's on their ingenuity of finding ways to survive the current economic market. The Ingram's stated that since there were issues associated with the prior renters, they thought this would be a better alternative for the Association and everybody involved.

Following no further comments, Mr. Kilpatrick asked if there was a motion to approve the assisted living facility home business. Ms. Edginton stated that since certain laws limit the board's decision and although she is not in favor of the assisted living facility in a residential setting, she would motion to approve the application. Laura Smith seconded the motion and the motion was passed unanimously 4-0.

UPCOMING SOCIAL EVENT

Ms. Edginton reminded the Board of the April, 11th Easter Egg Hunt at Caladesi Park and asked if everyone could come an hour early to help set up. Additionally, Ms. Edginton mentioned the upcoming community wide garage sale and encouraged board members to approach other free local publications to place additional ads.

PRESIDENT'S REPORT:

Mr. Kilpatrick expressed his enthusiasm for how good the budget is looking so far. He thanked management for her part and for helping to keep the board focused on the right areas. He also thanked the homeowners for keeping the board honest and accountable for our actions. Mr. Kilpatrick stated that during the crisis mode, there was always something to talk about in his report and stated that it is somewhat challenging to fill up his report with items. Having said that Mr. Kilpatrick yielded the floor for management report. Mr. Kilpatrick received a phone call and asked the Vice-President to proceed with the meeting.

MANAGEMENT REPORT:

Before Ms. Adewunmi could present the management report, there was a power outage at the meeting place.

FINANCIAL REPORT:

No report due to power outage.

Mr. Kilpatrick rejoined the meeting and requested it be noted that from 7:50 PM to 8:00 PM the Vice-President, Karen Uhlig presided over the meeting and no decisions were made during that time.

NEXT MEETING: The next meeting will be held May 7, 2009 at 7:00 PM. Location: New Tampa Library Cross Creek

ADJOURN: Laura Smith motioned to adjourn the meeting. Karen Uhlig seconded the motion and the board voted unanimously 4-0. The meeting was adjourned at 8:10 PM.

Respectfully Submitted: _____

Sharmaine Edginton

Secretary

