

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
August 7 2008

ROLL CALL: Directors present: Burnis Kilpatrick, President; Karen Uhlig, Vice-President; Sharmaine Edginton, Secretary; Laura Smith, Director. QUORUM ESTABLISHED. Directors 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 7:00 PM.

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

GUEST PRESENTER'S SUMMARY:

Billie Smith and Grace Pasada of the St-Petersburg Times.

Ms. Edginton noted that Northwood was placed on a waiting list by the prior board for a new website product the St-Petersburg Times was developing and representatives from the Times are here to explain the possible benefits to Northwood.

Ms. Smith stated that the website is meant to compliment the services of the St-Petersburg Times to Homeowner's Associations. There is no charge associated with it. The Times is partnering with Connecting Neighbors to maintain the site, but the site could be managed and maintained by Northwood based on the degree of customization. Updates are made on a monthly-bases. All posting takes on average 24 hours before becoming live in order to control the content of what gets posted. The site will enable homeowners to communicate with each other, share recipes, place classified ads, etc. Should the board approve partnering with the St-Pete Times

website, the Times would send out direct mailing to Northwood's homeowners informing them about the site.

Following a question by Ms. Adewunmi, Ms. Smith assured the board the website is not intended to replace the newsletter and indicated the Times willingness to provide a contract if the board desires.

Like the newsletter, any advertisement solicited by the association, the association will receive a certain percent of commission dollars for those ads.

Ms. Adewunmi asked for clarification of the contract and was told that the Times would adjust the contract to Northwood's specification (i.e. one year, etc).

Ms. Edginton asked if the original contract for the newsletter signed by the prior board had been located and wanted to know if the times could provide proper notice to the board should they decide to no longer print the community newsletter.

Ms. Smith indicated that a new contract could include agreement for both the website and newsletter which would include contract duration and notification of cancellation.

Mr. Kilpatrick suggested that if the board chooses to move forward with the Times website that we should at least consider a trial bases first in the form of a link from our website to theirs to determine if it would be worthwhile and beneficial to Northwood.

Ms. Adewunmi stated that in order to make a decision, it would require placing the item on the next agenda for a board vote.

APPROVAL OF MINUTES:

The minutes for the June 30 and July 15, 2008 meetings were presented for approval. Karen Uhlig motioned to approve the June 30 and July 15, 2008 minutes. Laura Smith seconded and the motion passed unanimously 4-0.

CONFIRMATION OF REMAINING BOARD MEETING DATES:

September 4, 2008 - Which is also a Preliminary Budget meeting

October 2, 2008 - 2009 Budget Adoption meeting

November 6, 2008 Regular Monthly Meeting

December 4, 2008 Regular Monthly Meeting

January 7, 2008 - Board of Directors Annual Election Meeting. To be held at the Pebble Creek Golf Club @ 6:30 pm.

All meetings are held at the New Tampa Library on Cross Creek Blvd. unless otherwise indicated on the marquee located at the entrance of the community. Regular meeting time is 7:00 pm.

Karen Uhlig motioned to approve the remaining meeting dates including the Annual meeting date. Sharmaine Edginton seconded the motion and the motion passed unanimously 4-0.

PRELIMINARY BUDGET AND ADOPTION MEETING:

The board agreed that September 4th will be the Preliminary Budget meeting and October 2nd would be the Budget Adoption meeting. On October 2nd, there will be two meetings. The first meeting will be held from 7-8 pm consisting solely of the budget. Once adjourned, the regular monthly board meeting will immediately follow the budget meeting from 8-9 pm. Ms. Edginton made a motion supporting the aforementioned meeting dates and time in regards to the preliminary budget meeting and adoption budget meeting. Karen Uhlig seconded the motion and the motion passed unanimously 4-0.

2009 SOCIAL EVENTS:

Following discussion, Karen Uhlig motioned to return the budget line item for social events to the historical amount of Five Thousand Five Hundred Dollars and to repeat the social event's calendar of this year in 2009 including the

parade. Laura Smith seconded the motion and the motion passed unanimously 4-0.

In terms of this year's BBQ on September 20th, the board indicated the budget is between \$1500-\$2000 gravitating more towards the lower number. Because of the financial condition of the community's budget, we are relying on homeowner's participation to offset the cost of the event.

Ms. Edginton reminded the board the community garage sale is Saturday, September 13th from 8:00 am to 2:00 pm.

LOTS MAINTAINED BY THE ASSOCIATION:

Ms. Edginton indicated after reviewing the finances and discussing the matter with Ms. Adewunmi, she obtained a proposal from a lawn care vendor for a lesser cost than what the association is currently paying. Because of the increase in abandoned/foreclosed homes, the board is faced with an expense that was not budgeted for or anticipated. Ms. Edginton stated the vendor has no relations, has all the necessary insurance coverage and is Ten dollars less per lot than what is currently being paid.

Ms. Adewunmi stated that the board should get another competitive bid. Karen Uhlig indicated she would forward the information on the vendor that does the Barrington lawns (US Lawns).

NEXT MEETING: The next meeting will be held September 4, 2008 at 7:00 PM. Location: New Tampa Library.

ADJOURN: Sharmaine Edginton motioned to adjourn the meeting. Laura Smith seconded the motion and the board voted unanimously 4-0. The meeting was adjourned early at 8:00 PM due to a scheduling conflict with the library.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary