

MINUTES OF MEETING - NORTHWOOD HOME OWNERS ASSOCIATION

The Meeting of the Board of Directors of the Northwood Home Owners Association was held September 18th, 2003 at 7:30pm at residence located at 1152 Key West Ct, Wesley Chapel, Florida.

Present and constituting a quorum were Jacquie Brethen, President, Andy Mendenhall, Vice President

Eric DaGama, Secretary

David Rothwell, Director At Large

Also present were

Jason Nuzzo, Property Manager (UPI)

T. Augello, Resident

Sherrie Beury, Resident

FIRST ORDER OF BUSINESS - Roll Call

Jacquie Brethen called the meeting to order at 7:30pm, and called the roll. Minutes from the last meeting were read. Andy made a motion to accept the minutes, Ms Brethen seconded. All in favor. Minutes were accepted as presented.

SECOND ORDER OF BUSINESS – 2004 Budget

Mr Nuzzo presented a budget to the board. There was discussion on several items including possibly lowering the HOA fees by \$5 per year, per lot. The board would review and discuss at the next meeting.

THIRD ORDER OF BUSINESS – Survey to privatize Northwood Blvd and streets

There was discussion on how we should look into privatizing Northwood Streets to prevent unwanted traffic from racing through Northwood blvd and creating a hazard to residents. Privatizing would also allow for implementation of better security since the streets will not be public. In Pasco County it makes more sense to privatize as all residents using the streets are accessed for any improvements. The discussion was tabled for next meeting

FOURTH ORDER OF BUSINESS – Sheds

We had received several requests for sheds. Currently sheds are not allowed, and are subject to fines. There was a discussion to allow sheds if they met a certain spec. Mr Mendenhall and Mr DaGama would work out a spec to present at next meeting.

FIFTH ORDER OF BUSINESS – Stereo

There was a discussion about purchasing a system that could be used for music as well, as public announcements. It was getting late so the discussion was tabled for next meeting

SIXTH ORDER OF BUSINESS

On motion by Ms Brethen, seconded by Mr Mendenhall with all in favor, the meeting was adjourned at 9:30pm

Eric DaGama, Secretary

Jacquie Brethen, President

MINUTES OF MEETING - NORTHWOOD HOME OWNERS ASSOCIATION

The Meeting of the Board of Directors of the Northwood Home Owners Association was held December 10, 2003 at 7:30pm at residence located at 1313 Key West Ct, Wesley Chapel, Florida.

Present and constituting a quorum were Andy Mendenhall, President, Eric DaGama, Secretary, David Rothwell, Director-at-large, Tony Parlatore, Director-at-large.

Also present was Cindy Rothwell, resident

FIRST ORDER OF BUSINESS - Roll Call

Mr Mendenhall called the meeting to order at 7:30pm, and called the roll. Carmen Leon was absent

SECOND ORDER OF BUSINESS - Transition

Mr Mendenhall informed the board that the property manager transition was to start sometime in December.

COA would be asked to contact both builders to provide them with his contact info and how to get a welcome packet out to new residents.

THIRD ORDER OF BUSINESS – Survey to privatize Northwood Blvd and streets

The survey for privatizing was already sent out but results were still with Ms Brethren. Mr Mendenhall would request these so the board could go over the results. An independent committee was discussed at the last meeting, but it was tabled till we get the results

FOURTH ORDER OF BUSINESS – Santa

Mr Petrowski will be scheduling a Santa visit. Since we did not have a social committee Mr DaGama will work out the details with him

FOURTH ORDER OF BUSINESS

On motion by Mr Mendenhall, seconded by mr Parlatore with all in favor, the meeting was adjourned at 8:30pm

Eric DaGama, Secretary

Andrew Mendenhall, President