

January 23, 2003

MINUTES OF MEETING

NORTHWOOD HOME OWNERS ASSOCIATION

The Meeting of the Board of Directors of the Northwood Home Owners Association was held January 23rd, 2003 at 7:30pm at the residence located at 27212 Seabreeze Way, Wesley Chapel, Florida.

Present and constituting a quorum were

Jacque Brethen President

Andy Mendenhall Vice-President/Treasurer

Eric DaGama Secretary

Tony Parlatore Director At Large

Also present were

Jason Nuzzo Property Manager (UPI)

Sherrie Beury Resident

FIRST ORDER OF BUSINESS Roll Call

Jacque Brethen called the meeting to order, and called the roll

SECOND ORDER OF BUSINESS Storage

Mr Parlatore stated that the current off-site storage we rent is too small, and we will need to get a larger unit to meet Northwood's storage needs.

Mr DaGama: It would be more cost-effective in the long-run to have a storage somewhere on-site.

Ms Brethen: Yes, it is one of the reasons to have a club-house.

Mr DaGama: Yes, I would like to see us put the our residents money towards an asset we can keep in this community. We should not have residents packing their cars, to the hilt, to make several trips down Bruce B Downs.

Mr Parlatore: Yes, I think our CDD fees are almost as much as Tampa Palms CDD fees and we have little to nothing, to show for it.

Ms Brethen: Yes, I do not like the idea of us driving all the way to the current location. Is there a nearer location ?

Mr Parlatore: No, The only other storage is on SR 54, which is even further away.

Mr DaGama: I think that the SR 54 would be better, as there is less traffic going north and it is easier to get to. Does it cost the same ? Can we look into it ?

Mr Nuzzo: I will get prices of storage places around here

THIRD ORDER OF BUSINESS Website

Ms Brethen stated we needed to sanction a website, and have the sign posted up front again

Mr Parlatore: How did we get here. Why does the CDD's Mr Daguirda tell the HOA we can't advertise a website

Ms Brethen: They had a complaint about the sign being posted up front, without us officially sanctioning our website.

Mr DaGama: The website has been in existince for several years and mentioned in our newsletters. This should be a non-issue

Mr Mendenhall: We can take a vote on sanctioning the mynorthwood.com website as the official website.

Ms Brethen: I make a motion to make mynorthwood.com the official website

Mr Parlatore: I second that motion

The vote was unanimous to make mynorthwood.com the official website.

Mr Nuzzo: I will call Mr Dagirda about getting the sign back on the board.

Mr DaGama: There is something that I do not understand. I know that the board up front is on CDD land. I fail to understand why the CDD is deciding what goes on that board I think it should be the other way around period.

Ms Brethen: True, we are charged with the deed restrictions in Northwood. I would like

us to get clarity on that. It does not make sense, and may be the CDD overstepping.
Mr DaGama: Does anyone know what is the status of the Community notice board we were supposed to get by the pool.

Ms Brethen: Yes, at the last CDD meeting they approved that, but they need some way to secure it

Mr DaGama: Was hoping that the board by the pool would be for the use of the residents as well, to post signs like lost pets, for sale etc., but it is great to know we are getting a sign there.

Ms Brethen: Yes, that would be great, but the CDD would like us to have control over what is posted

FOURTH ORDER OF BUSINESS Clubhouse

Ms Brethen asked that since it has come up several times in the last few months, if we should start discussing a clubhouse for Northwood.

Mr Mendenhall: After what I have heard, I feel it would be very beneficial to the community to have one

Mr Parlatore: The CDD stated they would refuse to give Northwood a clubhouse or discuss it until they have relinquished control of the CDD to the home-owners.

Ms Brethen: True. I feel that US Homes or LENNAR should be building us a clubhouse, but they will not be considering it at all.

Mr DaGama: I understand that some discussion has already taken place at the CDD meetings, does anyone here know anything about them

Mr Parlatore: Yes, someone did ask about putting a two story structure in place of the current cabana and toilets. But Mr Daugirda feared that a two story building would be dangerous, as kids could climb it, and jump into the pool.

Ms Brethen: I imagine that would only be if the building had a ledge. We could build a building with a smooth wall, and keep it away from the pool.

Mr DaGama: Were there any ideas drawn up by an expert or an architect

Mr Parlatore: No

Ms Brethen: We could do several things like re-configuring the playgrounds or parking spaces.

Mr DaGama: I believe that the need really does exist for a club-house, and we should look into this seriously as our needs will only increase. We can use the clubhouse for storage, an office and a meeting place for our residents. Our residents currently go to apartments complex and use the clubhouse there. It's a true shame when they pay so much in CDD fees.

Ms Brethen: Yes, the HOA board too is reduced to scouting around for a place to meet

Mr DaGama: I will send an email out asking if there are any architects, engineer or such that can help us come up with ideas for the site.

Ms Brethen: sounds great. Let's do that before we proceed

FIFTH ORDER OF BUSINESS Security

Mr DaGama stated he would like to discuss the current security situation and costs due to the numerous inquiries he has received.

Mr Parlatore: There are still several complaints, but the management does not seem to care

Ms Brethen: Does anyone here know what other communities pay for security ?

Mr Parlatore: At the last CDD meeting, one of the Board directors stated that they cannot stop anyone from entering Northwood.

Mr DaGama: We have known that all along. My goal and one of the reasons I moved in here was because I was made to believe it was a secure gated community. What I know now is that the security and the fake gate is there mostly to sell homes. They do not serve any other purpose, and we pay for every gate that is broken.

Ms Brethen: We should look into swing gates for the different villages.

Mr Mendenhall: That would be eight entrances, and would be very costly

Mr Parlatore: It can't be done due, as we do not have setbacks at each village entrance

Mr DaGama: The swing gates can only go where the current gate is, but we can't put them on public roads.

Ms Brethen: It is getting late now but we should discuss the benefits of making our roads private, as they should have been all along.

Mr DaGama: We have to do some more research, but in Pasco county it makes no sense to have the county own the roads, as all improvements are assessed to the homeowners that are on that road.

Mr Parlatore: Yes, that is true. I was suprised to hear that too. In Pasco it does make more sense to own your own streets.

Ms Brethen: I will look into other communities that have gone this route to see what is involved. I will also look into security costs at other communities.

SIXTH ORDER OF BUSINESS Newsletters

Tony asked if we were going to have regular newsletters

Ms Brethen: Yes, Ms Beury has volunteered to put together the newsletter.

Mr DaGama: That's great. Do you already have some people to help you with it, or will you be forming a small committee from the volunteers

Ms Beury: No, I will be doing this on my own.

Mr DaGama: while we are on this topic, let discuss a schedule for the newletter. I think once a quarter would be a good idea.

Ms Beury: I think we should do it every two months.

Ms Brethen: Since we are planning on meeting every month, we may have enough to put in a newsletter every two months.

Mr DaGama: We should have some space for advertisements, and we can use the proceeds towards the social activites fund. We could also look into a printer or business that will make free copies for us

Mr Mendenhall: I will make some calls around and look into it.

SEVENTH ORDER OF BUSINESS

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