

June 19th, 2003

MINUTES OF MEETING

NORTHWOOD HOME OWNERS ASSOCIATION

The Meeting of the Board of Directors of the Northwood Home Owners Association was held June 19th, 2003 at 7:00pm at residence located at 27212 Seabreeze Way, Wesley Chapel, Florida.

Present and constituting a quorum were

Jacque Brethen, President	Andy Parlatore, Vice President
Eric DaGama, Secretary	Tony Parlatore, Director At Large

Also present were

Jason Nuzzo, Property Manager (UPI)	S. Beury, Resident
D. Rothwell, Barrington HOA President	C .Detmers, Resident
T. Augello, Resident	

FIRST ORDER OF BUSINESS - Roll Call

Jacque Brethen called the meeting to order at 7:10pm, and called the roll

SECOND ORDER OF BUSINESS - Storage

Ms Brethen notified Mr Nuzzo that she had not received keys to the new storage unit. Mr Nuzzo stated she had to go down to the storage and collect the keys. Ms Brethen asked if he could pick them up instead. Mr Nuzzo said he would

THIRD ORDER OF BUSINESS - Website

Mr. Nuzzo notified the board that he had received a written opinion from the Lawyer regarding use of anonymous message board postings. We read the opinion which basically stated current laws did not prohibit anonymous postings. There was a long discussion surrounding the opinion between Mr. Rothwell and the board. It was cut-off and tabled for another time.

FOURTH ORDER OF BUSINESS - Bad Debt

We revisited the uncollectible Debt issue. This was accrued debt from the inception of the HOA. Debt from fines & fees due from owners that had moved away, after houses were foreclosed.

Mr Mendenhall had researched and found a couple of companies that would try to collect on the debt in return for 40%. After some discussion the board decided that would be the best way to go.

Mr. DaGama made a motion to write off \$1004.04 of the uncollectible debt, and further to have Mr. Mendenhall and Mr. Nuzzo turn that over to a collection agency. Ms Brethren seconded the motion, with board agreeing. Motion passed unanimously.

FIFTH ORDER OF BUSINESS - Pool Safety & Rec Area

The board discussed recent issues regarding pool safety, where two teenagers under 14 almost had an incident. We discussed several measures including gating of the recreation area.

The CDD acting on the issue, had received price quotes for a PVC fence. Some residents protested that it would not be aesthetic along the front, and suggested a block wall similar to the side wall. It was decided that a committee should be formed and Mr. DaGama will ask for community input, and make suggestions for the wall design.

Ms Brethen would also address safety in the newsletter, asking residents to be aware of posted rules. Home Owners and Residents are authorized to ask unaccompanied children under 14, and unaccompanied non-residents to leave the pool area.

It was decided that the board would ask the CDD to post the CDD managers or CDD office contact information at pool site in case of incident..

SIXTH ORDER OF BUSINESS – Other Business

Several Residents stated that Fire hydrants were in need of painting. Board would look into getting them painted

Annuals need to be planted by July 4th

Discuss disclaimer for website

UPI would provide a report of residences that were not in compliance, some of which would be sent to claims court

SEVENTH ORDER OF BUSINESS

On motion by Ms Brethen, seconded by Mr Parlato with all in favor, the meeting was

adjourned at 9:30pm

Eric DaGama

Jacque Brethen

Secretary

President