

March 27th, 2003

**MINUTES OF MEETING  
NORTHWOOD HOME OWNERS ASSOCIATION**

*The Meeting of the Board of Directors of the Northwood Home Owners Association was held March 27th, 2003 at 7:00pm at the residence located at 27212 Seabreeze Way, Wesley Chapel, Florida.*

**Present and constituting a quorum were**

*Jacquie Brethen, President  
Andy Mendenhall, Vice President  
Eric DaGama, Secretary  
Tony Parlatore, Director At Large  
Betty Valenti, Lennar Representative*

**Also present were**

*Jason Nuzzo, Property Manager ( UPI )  
David Rothwell, Resident  
Sherrie Beury, Resident  
Tania Augello Resident*

**FIRST ORDER OF BUSINESS Roll Call**

*Jacquie Brethen called the meeting to order, and called the roll*

**SECOND ORDER OF BUSINESS Storage**

*After going through prices of competing storage sites, it was decided we would use U-Store located on SR54, as it was the most competitive and nearest to Northwood*

**THIRD ORDER OF BUSINESS Website**

*Mr. Jason Nuzzo stated that one of the residents had complained about myNorthwood.com being an official Northwood website, and Mr David Rothwell was here to talk about it.*

*Mr. Rothwell stated he did not have a problem with the website, but that he would like the discussion forums to have a login. He had been insulted by anonymous postings several times, and that although the insults were removed, the damage had been done. He said the insults could be cause for someone to take legal action against the HOA. Ms Betty Valenti stated having a website was a good idea, but not discussion forums as it would get us into trouble. Mr. Andy Mendenhall stated that he did not believe that to be the case, as several companies even closely regulated like financial, had open forums.*

*Mr. Tony Parlatore stated we could get a lawyer to look at it, but it being a public forum only the poster would be liable for his posting. Mr. Rothwell stated that the board does not provide the identity by allowing anonymous posts so the HOA would be liable.*

*Ms Jacquie Brethen stated she would have a lawyer review the legalities of the "anonymous" postings in the open forum.*

**FOURTH ORDER OF BUSINESS Bad Debt**

*Mr Nuzzo stated we had some bad debt on the books that was uncollectible due to the homes being in foreclosure, and he would like to have it written off. Mr Mendenhall asked if anyone had looked into selling the bad debt off. Mr Nuzzo said he did not know that was an option, but could look into it. Mr Mendenhall said there were companies that bought bad debt, and he could look into it.*

**FIFTH ORDER OF BUSINESS Budget**

*Mr Nuzzo had provided the HOA budget as requested. The Board reviewed with Mr Nuzzo. Mr Parlatore asked if there were limits spending caps, above which you would require board approval. Mr. DaGama stated that was a good idea and we should some*

limit set, and asked if \$20 would be good. Ms Brethan stated we could come up with set costs for events so limits would not be necessary. Mr. Mendenhall stated he could write up a plan that sets up costs for all events, and we could also have a limit set for anything outside of those events, requiring board approval.

**SIXTH ORDER OF BUSINESS Newsletter**

Ms Brethen asked what the board thought of using the printer to create the newsletter. Mr Parlatore asked what they would provide, and how much it would cost. Ms Brethen stated it was \$40 to pull all the information together + printing costs. Mr DaGama stated that we were already doing that now, and Ms Berury was doing a great job, but we could come up with a standard format. Mr Mendenhall stated the creation of a newsletter was better left in-house.

**COMMENTS**

Ms Valenti stated she was not able to make it to the previous two HOA meetings as she had not been notified.

**SEVENTH ORDER OF BUSINESS**

On motion by Ms Brethen, seconded by Mr Parlatore with all in favor, the meeting was adjourned at 9:00pm