

Northwood of Pasco Homeowners Association
Meeting Summary
Aug. 16, 2007

Meeting called to order at 7:12 PM

Attendees by Roll Call: Romuald Jadotte, Barbara Cruz, George Ayetin, Linda Stachewicz, Millie Mederos arrived late

Also attending : John Ellis, HOA Attorney, CAMS represented by Kris

- I. John Ellis, Council for the HOA and Kris Karson of CAMS Field Manager were introduced.
2. Minutes presented for 4/25/07 and 5/3/07
Motion made and carried 5/0 for approval. June meeting minutes not available at this time.
3. Resident Comments
Discussion ensued regarding residents' interest in legal costs of HOA, minutes, DRB issues. It was noted that the July meeting was cancelled and not rescheduled.
4. Privation of Roads
It was noted that 538 residents had previously signed a petition to request the Board of County Commissioners to consider privatizing Northwood roads. It was made clear this is not a CDD matter and given the majority of residents support this, the HOA should move forward in discussion with the county. George Ayetin requested we review the budget for the cost that may be incurred to do so. A motion was made and carried to request to be heard at the BOCC meeting and request the CDD for supporting funds.
5. Attorney Report
 - a. Mr. Ellis advised that he could represent the HOA in the matter of privatization of the roads if we requested him to do so.
 - b. Reviewed resolution of Board members
 - c. Advised there are 2 litigation issues being handled now with a resolution sent to CAMS and President of HOA. Matters cannot be discussed due to attorney/client privilege.
6. Managers Report
Violations reports – 4 foreclosures have lawn issues. A motion was made and carried to allow CAMS to secure a contract to mow three properties that are on final notice.
7. Financials
 - a. Signatures were required to transfer accounts from COA to reserve account
 - b. Delinquent balances of resident HOA fees are referred to council after 90 days. CAMS will check what took place on specific items discussed and notify Board within 10 days
 - c. CAMS is to send notices on items in excess of \$70

- d. June expenses were over \$2855, items to be researched. It was noted that YTD budget is over by only \$511.
8. Board Comments
- a. Millie requested the DRB process be reviewed
 - b. The President is working with CAMS to reduce postage for newsletter. A savings of and excess of \$2000 a year was researched. A motion was made and carried to allow CAMS to pay an application fee for a bulk-mailing permit.
9. Social Committee
- The BBQ went well and the garage sale is scheduled for Sept. 15 with a rain date of Sept. 22. A \$60 ad will be placed.
10. Web Site – Northwoodofpasco.com
- a. The information for the DRB request has been refined providing options for the form, an example and the status of open requests.
 - b. There has been an increase of visitors to 435
 - c. Surveys are available on the web site for residents to provide feedback.
11. Resident comments were accepted and will be addressed at the next Board meeting due to a lack of time for the meeting.