

NORTHWOOD HOMEOWNER'S ASSOCIATION
Managing Agent - Community Association Management Services
2002 N. Lois Avenue Suite 507
Tampa, Florida 33607

**MINUTES OF THE BOARD OF DIRECTOR'S
STANDARDS FOR COMMUNITY LIVING GUIDELINES
ADOPTION MEETING
July 15, 2008**

ROLL CALL: Directors present: Burnis Kilpatrick, President; Jeffrey Sauber, Treasurer; Sharmaine Edginton, Secretary; Laura Smith, Director. QUORUM ESTABLISHED. Karen Uhlig, Vice-President-Absent.

Pursuant to duly given notice (see attached), the Board of Directors meeting for the Northwood Homeowner's Association, Inc. was called to order by Burnis Kilpatrick, President at the New Tampa Library 10001 Cross Creek Boulevard, Tampa, Florida 34637 at 7:00 PM.

Management Representative: Cherlene Adewunmi of Community Association Management Services, LLC (CAMS).

Mr. Kilpatrick expressed appreciation to the homeowners for their continued support and attendance.

OPENING REMARKS:

Mr. Kilpatrick stated that the goal of the Board this evening is to review the Community Standards. It is the Board's hope this updated document will provide a clearer understanding of what is expected of each of us as members of this community. Additionally, we hope to foster a spirit of voluntary compliance with all guidelines.

Please remember this is not a new document. We have revised it and tried to make it user-friendly. We also made sure this revised version is in compliance with all applicable rules, regulations and laws of the state. Again,

the Board's main focus in revising the document is to encourage voluntary compliance with hopes of making Northwood a community we can all be proud of.

MANAGEMENT:

Ms. Adewunmi indicated for the record that this evening's meeting was duly noticed. Each homeowner received a copy of the 14 days notice by mail and the Secretary was given a notarized copy of the Affidavit of Mailing of said notices for the Association's record and management also has a copy at the office.

Ms. Adewunmi provided a brief summary of the meaning of a Community Standards policy, which includes the role of the Board of Directors, role of Management, and role of each homeowner within a community just to name a few.

A FEW POLICY HIGHLIGHTS:

Ms. Edginton highlighted a handful of the revised guidelines, which included the following:

Homeowners are now able to stain or resurface driveways in one of two ways from a board approved varied color palette. A homeowner can either choose to do the work themselves by selecting a color and purchasing the stain from Sherman Williams on Bruce-B-Downs or they can contract with the board-approved vendor to do the job for them.

Secondly, the board at the request of numerous homeowners has provided vendor options in hopes of creating uniformity with the mailboxes.

Lastly, homeowners upon notifying management of a pending move are allowed to have a "One Time" only moving/garage sale outside of the two sanctioned community garage sales. Ms. Edginton cautioned homeowners to read that section of the document for specifics associated with the process, signage etc.

These are only a few of several beneficial revisions in the revised Standards for Community Living Document.

MEMBER COMMENTS:

Following a few questions by homeowners, Mr. Kilpatrick explained that although it is the desire of this board to mail each household a printed copy of the Standards document, we will not be able to do so because of the budget and Northwood's financial situation . Mr. Kilpatrick explained that the document is available on the community's website for viewing/downloading or hard copies can be obtained from CAMS but that a nominal copying fee would be incurred. Ms. Adewunmi indicated the document is also available for download via CAMS website.

ADOPTION OF COMMUNITY GUIDELINES:

Mr. Kilpatrick asked if there is a motion to adopt the Standards for Community Living Document. Jeffery Sauber motioned to adopt the Standards for Community Living Document. Laura Smith seconded the motion. Motion passed unanimously 4-0.

Ms. Adewunmi indicated that each homeowner must receive notice of the adoption of the Standards for Community Living Document before it can become effective. Sending a one-page letter informing homeowners of the adoption meeting and where and how they can obtain or access a copy of the document will accomplish that requirement.

HOMEOWNERS PRESENT:

Special thanks to the following residents for attending the meeting and for sharing your comments and ideas with the board (listed in order as it appeared on the sign in sheet.

- Lenard Winoker
- Kirsten Wright
- Dale Eber
- Xenia Ingram
- Walter Ingram
- Gloria Eber
- Blanca Maldonado
- Teddy Maldonado
- Eric DaGama

Simon Edginton

NEXT MEETING: The next meeting will be held August 7, 2008 at 7:00 PM. Location: New Tampa Library.

ADJOURN: Sharmaine Edginton motioned to adjourn the meeting. Jeffrey Sauber seconded the motion and the board voted unanimously 4-0. The meeting was adjourned at 7:32 PM.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary

ADOPTION OF COMMUNITY GUIDELINES
NOTICE ATTACHED BELOW

**NORTHWOOD OF PASCO
HOMEOWNERS ASSOCIATION, INC.**

BOARD OF DIRECTOR'S MEETING

A Northwood of Pasco Board of Director's Meeting will be held at the following place, date and time:

Place of Meeting: **New Tampa Library**
 10001 Cross Creek Blvd
 Tampa, Fl 34637

Date of Meeting: **Tuesday, July 15, 2008**

Time of Meeting: **6:45pm**

AGENDA

- I. Establishment of Quorum**
- II. Member Comments**
- III. Adoption of Community Guidelines**
- IV. Adjourn**

On June 30th at 7pm at the New Tampa Library, the Board of Director's will review and discuss the proposed community guidelines for Northwood of Pasco. This and all Board meetings are open to members of Northwood of Pasco and all are encouraged to attend. The Board and management will answer questions from the audience regarding the proposed changes.

This notice was sent to all Northwood of Pasco Homeowners to their last known address of record as of June 23, 2008 in accordance with F. S. 720.