

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**June 4, 2009**

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

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

Pursuant to duly given notice, the Board of Directors meeting for the Northwood Homeowners Association, Inc. was called to order by Karen Uhlig, Vice-President the New Tampa Library 10001 Cross Creek Boulevard, Tampa, Florida 34637 at 7:13 PM.

**APPROVAL OF MINUTES:**

The minutes for the May 7, 2009 meeting were presented for approval. Karen Uhlig motioned to approve the Minutes. Laura Smith seconded the motion and the motion passed unanimously 4-0.

The advanced posting of the meeting notice was confirmed and certified by the Board Secretary, Sharmaine Edginton.

Ms. Edginton informed the Board that Mr. Sauber would officially resign at the end of this meeting due to personal reasons, but nominate Dale Eber as his replacement for Treasurer. Laura Smith seconds the motion and the board voted unanimously 4-0 to accept Mr. Sauber's nomination.

## **ORGANIZATIONAL MATTERS:**

### **ASSOCIATION LIENS**

Management representative of CAMS Cherlene Adewunmi informed the Board there are currently 15 liens within Northwood with as much as 80 more accounts moving toward that direction. Management will continue to update the Board on these numbers.

### **HOMEOWNER MEDEROS UPDATE**

As directed by the Board, management representative Ms. Adewunmi contacted the attorney regarding the Mederos case and was told a \$200 reduction is the most that could be given since work was done on the account. Mr. Mederos was advised to contact the attorney directly to discuss the matter since it is no longer within the control of the board.

### **DISCUSS CREATION OF FINING COMMITTEE**

The board discussed possibly creating a fining committee, as there are several homeowners who are repeat violators and who continue to ignore violation notices. Following discussion, the board voted 3 yeas and 1 nay in favor of creating a fining committee. However, the board agreed to hold open forum meetings to acquire feedback from homeowners before implementing such a committee.

### **SOCIAL EVENT FINAL COST ANALYSIS**

Ms. Edginton provided receipts and indicated the Easter Egg Hunt and Memorial Day Events total cost came under budget at \$1381.42.

## **PRESIDENT'S REPORT:**

Mr. Kilpatrick thank Vice-President Karen Uhlig for overseeing the previous month's meeting and stated he received positive feedback from Ms. Edginton on her performance. He apologized and explained that his absence could not be helped due to personal matters.

## **MANAGEMENT REPORT:**

### **VIOLATIONS**

Management has closed out several violations from last year where there was little or no recurrence of violations. The violation log that is accompanied includes current violations and any older violations that have been repeated.

At the request of the Board from last month's meeting, I have included the Fining Policy that was adopted last year.

#### LIEN DISPUTE

The Mederos is disputing the lien that has been placed on their home. The Board reviewed the information provided last month and all were in agreement that the Mederos received the notices at their current address (a pre-lien letter and the attorney letter had the address of 27012 Sea Breeze), thus making the lien valid. The attorney is willing to work with management but will not be able to waive a significant amount of the fees due to the work that has been performed on the account.

#### FINANCIAL REPORT:

As of April 30, 2009 there was \$36,844.51 in the Operating Account and \$978.00 in the Reserve Account.

As of May 30, 2009 there was \$38,430.18 in the Operating Account and \$978.54 in the Reserve Account. Northwood is in budget on all line items for this year. Legal fees are currently at \$2,116.67 of the budgeted amount of \$3,500.00. Outstanding assessments that have not been paid as of May 30, 2009 are \$26,907.10, which is down from the April amount of \$33,501.83.

Several homeowners have requested payment plans and are paying on those plans.

**NEXT MEETING:** The next meeting will be held August 6, 2009 at 7:00 PM.  
Location: New Tampa Library Cross Creek

**ADJOURN:** Sharmaine Edginton motioned to adjourn the meeting. Laura Smith seconded the motion and the board voted unanimously 4-0. The meeting was adjourned at 8:40 PM.

**Respectfully Submitted:** \_\_\_\_\_

**Sharmaine Edginton**  
Secretary