

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

MINUTES OF THE BOARD OF DIRECTORS MEETING
May 1, 2008

ROLL CALL: Directors present: Burnis Kilpatrick, President; Karen Uhlig, Vice-President; Sharmaine Edginton, Secretary; Laura Smith, Director. QUORUM ESTABLISHED. Jeffrey Sauber, Treasurer (joined meeting @ 7:30 pm)

Pursuant to duly given notice, the Board of Directors meeting for the Northwood Homeowners Association, Inc. was called to order by Burnis Kilpatrick, President the New Tampa Library 10001 Cross Creek Boulevard, Tampa, Florida 34637 at 7:10 PM.

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

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

APPROVAL OF MINUTES: The minutes for the April 3, 2008 meeting were presented for approval. Karen Uhlig motioned to approve April 3, 2008 minutes. Laura Smith seconded and the motion passed unanimously 4-0.

DEED RESTRICTION/SOLICITATION: In an attempt to preserve the privacy and integrity of Northwood and its homeowners, the board discussed its desire to stop unwanted solicitations.

Ms. Edginton stated that it is purely voluntary, but if homeowners could collect name, address or company contact information from solicitors and then forward that information to the board, the board and management will then write a formal letter to the company information them of Northwood's

Deed Restriction and No Solicitation policy. Ms. Edginton also asked that homeowners not be confrontational with the person knocking at the door as that person may simply be an employee hired to do a job. Contacting the companies or organizations directly would be the most effective way to put a permanent stop to the solicitation problem.

DRIVEWAY IMPROVEMENTS: Several homeowners have approached board members on the condition of their driveways and what was allowed to improve the aesthetics of their driveways.

The current Rules and Regulation documents does not allow for any driveway improvements, including staining, painting or resurfacing.

Ms. Adewumni indicated that the Board of Directors adopts the Rules and Regulation documents periodically. As time changes, each new Board has a fiduciary responsibility, whether it's state statues or that times have change, to review and ensure the rules fit the community.

HOMEOWNER'S RULES AND REGULATIONS:

Based upon Florida Statues, Ms. Adewumni presented a booklet to the board for review, and stated the document addresses driveway improvements and many other standard of living rules. She urged the board to carefully review the document and to make any necessary adjustment to the rules to fit the needs of Northwood. Once approved, the newly adopted document will help to bring Northwood into compliance.

Ms. Edginton noted that she contacted and obtained a copy of the Rules and Regulation guideline from a 2006 board member. The prior 2006 Board of Directors and a group of homeowner's began work to revise the exiting Rules and Regulation documents. However, the prior board never adopted the new document. As of July 1, 2007 there have been legislative changes so with the help of management, this board has incorporated those legislative changes, along with revising the Rules and Regulation documents and plan on adopting the document hopefully by the next meeting. The newly revised document (Standards for Community Living Guidelines) will allow homeowners to make some much needed and necessary improvements to their homes such as staining/resurfacing driveways to get rid of oil stains, cracks, etc.

Once the board approves the final document, each homeowner will receive a copy of the newly revised Rules and Regulation guidelines.

Following a few questions from the audience, the board explained that in terms of driveways, the board would pre-select several colors and styles from which homeowners can choose. Homeowners will be given several color and style option from pre-established referrals with local home improvements stores and/or vendors. Homeowners will be able to either buy the product from local home improvement stores and do the work themselves or hire certain vendors to do the work. Whether a homeowner choose to do the work themselves or choose to hire a vendor, homeowners were reminded that an architectural request form must be submitted for approval prior to the start of any project.

Ms. Adewumni reminded the board that a motion was needed to approve the attorney's approved language below, which is to be added to the Standards for Community Living (ARC) Guidelines. This is in response to the legislative changes that were made in July 07 under which all current ARC applications are being approve:

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the Governing Documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developer. In response to recent legislative changes, this community is in the process of adopting more detailed guidelines and standards.

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors and the Architectural Control Committee hereby recognizes and adopts the style and form of the existing, as-built (and properly approved as otherwise required by the Governing Documents) as the standard. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

Owners shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches and doors and windows that are already in use within the community for comparable lot types. If the community is divided into neighborhoods of distinctive

character or style, choices may be limited to those in the surrounding neighborhood.

Sharmaine Edginton motioned to adopt the attorney's approved language for the ARC guidelines in response to the legislative changes that were made in July 2007, which will be incorporated into the ARC final document. Laura Smith seconded the motion and the motion passed 4-0.

MAILBOX UPDATE (OLD BUSINESS):

One of the issues the board faces is how to create uniformity with regards to the mailboxes. Upon thorough research, the board discovered there is no language to compel homeowners to change their mailboxes. However, according to the United States Postal Service, the mailbox should meet certain criteria to ensure the safety of its carriers when delivery the mail. For example, mailboxes should be a certain height off the ground and should be free of any/decorative obstruction, etc. Further, Ms. Adewumni indicated that with the clause that the board just adopted, the board could enforce the uniformity in terms of what was already there (established by the developer).

In the newly revised Standards for Community Living document, the board will provide two to three mailbox options, which will complement each other, from which homeowners can choose when replacing damaged mailboxes.

WEBSITE UPDATE:

The management company has a new website. It is the goal of the board to link the two sites together.

See management report for full details.

PRESIDENT'S REPORT:

Mr. Kilpatrick indicated that part of what the board wishes to achieve is improving the atmosphere of our community. In terms of the mailboxes, the board will provide several options so that homeowners will have an opportunity to make choices and not feel compelled or restricted to only one choice.

Some board members have received a few emails regarding the condition of certain homes. Mr. Kilpatrick assured the audience that CAMS and the

board are aware of those homes and that management is and has been taking the proper steps to bring those homes into compliance. Further, Mr. Kilpatrick reminded the audience that although it may not appear as if anything is being done regarding certain homes in violation, that is not the case. There are privacy issues to consider which is why the board will not divulge specific information on homeowners. However, please be assured that the board is working diligently to make Northwood a better community while taking into account the current economic times with our approach.

Another subject matter that has been brought up is the creation of a Fining Committee in which certain homeowner's would be members of that committee. Mr. Kilpatrick indicated from an ethical standpoint, he would not want to put a homeowner or the board in that position and should any fines be imposed it should be the responsibility of the board to do so. Mr. Kilpatrick acknowledged the suggestion that was made through an email from a prior board member, but stated that he was not in favor of creating a fining committee in which homeowners are charged with enforcing community rules.

Board members shared the sentiment of Mr. Kilpatrick that a fining committee would create a hostile environment within the community between homeowners, which is contrary to what this board wishes to achieve.

MANAGEMENT COMPANY UPDATE:

Ms. Adewumni indicated that CAMS has now implemented a website. Homeowners will now be able to log into the site with the assigned login and password information, which each homeowner should have recently received by mail. The site will have information on each homeowner's account such as DRB request status, violation history as well as make assessment payments online, etc.

Violations: Many homeowners have been very responsive to the violation letters via emails and phones indicating they will comply. Ms. Adewumni reminded the board that they have a copy of the violation report and are able to assess which homes from that report have complied since receiving notice of the violation. Additionally, Ms. Adewumni indicated that unless there is proof of a violation, she does not send out violation simply based on being told that one exists. Generally, she will make a notation of the information and investigate/verify the claim during a scheduled site visit.

LEGAL OPINION: In terms of vendors, Ms. Adewumni reminded the board of the email in which legal stated that the board could make vendor recommendations to homeowners.

FINANCIAL REPORT: As of March 31st, there is \$36,113.72 (Thirty-Six Thousand One Hundred and Thirteen Dollars and Seventy-Two Cents) in the Operating account and \$7,939.83 (Seven Thousand Nine Hundred Thirty-Two Dollars and sixteen Cents) in Reserves. There is a new line item added to the expense, line item 9899. This line item represents what it costs the association to mow the lawns of vacated homes. There will be an income line item added to represent the monies we retrieve from homeowners for having mowed their lawns.

SOCIAL EVENTS: Laura Smith indicated that four large communities held their garage sale on the same day as Northwood. However, only one of those communities did well and stated she believes it is simply a reflection of the current economic time.

Ms. Edginton reminded the audience of the upcoming Memorial Day Parade on Saturday, May 24th at 11:00-1:00 pm to honor our Veterans and Military Personnel and encouraged homeowner support and participation.

BOARD MEMBER COMMENTS:

Jeffrey Sauber volunteered to approach Home Depot and Lowes to obtain pricing and to select a few mailbox options for the board to consider.

Laura Smith encouraged homeowners to treat their lawns for bug because the lawns are so close in proximity, if one homeowner treats her lawn and the neighbor next door doesn't, then it becomes difficult to get rib of the bug issue.

Ms. Edginton encouraged homeowners to be respectful and considerate of each other. Instead of assuming the worse of someone, extend a compassionate hand and offer to help each other instead of being critical of one another. Life is not linear, we all have our ups and downs, and you never know what someone may be going through.

Mr. Kilpatrick reminded the audience on the meaning of the timer. He explained that the board wanted to provide an objective and respectful way

of timing homeowner's comments and allowing each homeowner to speak for a full three minutes.

HOMEOWNERS PRESENT/COMMENT:

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.

Eric DaGama
Karan Mehra
Blanca Maldonado
George Mederos
Isabel Ramirez
Mimi Kilpatrick
Andrew W.
Mildred Mederos
Robert Sweeney
Dina Sweeney
Simon Edginton
Dale Eber

NEXT MEETING: The next meeting will be held June 5, 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 5-0. The meeting was adjourned at 8:52 PM.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary