

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
May 7, 2009

ROLL CALL: Directors present: Karen Uhlig, Vice-President; Sharmaine Edginton, Secretary; Laura Smith, Director. QUORUM ESTABLISHED. ABSENT: Burnis Kilpatrick, President; 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 7:15 PM.

APPROVAL OF MINUTES:

The minutes for the April 2, 2009 meeting were presented for approval. Laura Smith motioned to approve the Minutes. Sharmaine Edginton seconded the motion and the motion passed unanimously 3-0.

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

Ms. Edginton informed the Board of a date correction in the prior month's minutes. Though the content was correct, the minutes approved at the March 5, 2009 meeting were of February 5, 2009 and not March 5, 2009 as previously indicated. The corrected version has been re-uploaded unto the community's website.

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.

UPCOMING SOCIAL EVENT

Ms. Edginton informed the Board the Easter Egg Hunt had a great turn out. Of the \$550 budgeted amount, less than \$200 was spent leaving approximately \$350 to perhaps apply towards purchasing holiday lights and decorations. Ms. Edginton reminded the Board that many of the holiday lights are non-functional and by spending little of the budgeted amount for the remaining social events and other budget line items will free-up funds to buy new lights.

HOMEOWNER MEDEROS PRESENTATION

The Mederos's are disputing the lien that was placed on their home due to not paying their assessments. They state the lien is invalid because they have informed CAMS to mail their notices to their second home in Northwood. CAMS have never received written notification of an address change. The owner states the address change request was done verbally. For both management and homeowner's protection, address changes must be in writing to be valid and has been a company policy since inception. CAMS have no record of an attempt to change the mailing address (no internal notes of calls or conversations in the system).

A letter from attorney Leonard Mankin states that for a home to be liened per F.S. 720, a 45-day pre-lien notice has to be mailed to "the property address being lienied and the mailing address on file." Attorney Mankin sent intent to lien letters from his office to the same addresses "property and mailing." This is necessary for the lien to be valid. Additionally, prior to the pre-lien attorney notice, the Board sent a last attempt letter to all outstanding accounts including the Mederos, offering payment plans and extending payment date without late fees. The Mederos did not respond.

George Mederos indicated that he had recently mailed a payment and feels he should not have to pay the attorney and late fees. It was explained to Mr.

Mederos that once the account was turned over to the attorney, the Board no longer handles the situation. It was also explained that the attorney did work in which he expects to receive compensation. The Board stated they would have management contact the attorney to see what he is willing to do about the situation and payment.

The Board also encouraged Mr. Mederos to make an official address change before the end of the meeting and submit a hand written notice to Ms. Adewunmi. Mr. Mederos complied.

A motion was made by Karen Uhlig to allow management to contact the attorney regarding payment on the Mederos case. Sharmaine Edginton seconded the motion and the motion passed 3-0.

PRESIDENT'S REPORT:

No report.

MANAGEMENT REPORT:

A few homes on the violation log have had repeat letters of violations mailed. The issues are pending and have not been resolved. Management is asking for direction from the Board on how to address the matter. One example would be 1328 Salt Clay. The attorney has sent a letter, the violation still exists and other homeowners are asking what is going on with the violations. The attorney's next line of action is pre-suit mediation, which will cost the association money to proceed.

A homeowner is requesting the Board considers removing late fees and collection fees from account due to job loss. CAMS accepts payment plans on behalf of the Board but this owner is not asking for a payment plan but a waiver of fees which includes the \$75 pre-lien charged on the account.

FINANCIAL REPORT:

As of March 31, 2009 there was \$37, 859.93 in the Operating Account and \$977.48 in the Reserve Account. In addition, there is \$36, 907.19 in account receivable owed and \$1,250.27 in prepaid.

Part of CAMS responsibility is to prepare an annual budget compilation. The prepared document is then sent to a third part for viewing. This redundancy causes the community \$1,250.27 for work already executed by management. Following discussion, Karen Uhlig motioned to not spend the \$1,250.27 prepaid line item for the 2008 compilation report. Laura Smith seconded the motion and the motion was passed 3-0.

The annual report has been completed and is reflected on www.sunbiz.org. The 2008 tax returns were completed before the March 15, 2009 deadline.

NEXT MEETING: The next meeting will be held June 4, 2009 at 7:00 PM.
Location: New Tampa Library Cross Creek

ADJOURN: Laura Smith motioned to adjourn the meeting. Karen Uhlig seconded the motion and the board voted unanimously 3-0. The meeting was adjourned at 8:15 PM.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary