

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
November 6, 2008

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

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 Burnis Kilpatrick, President the New Tampa Library 10001 Cross Creek Boulevard, Tampa, Florida 34637 at 7:11 PM.

APPROVAL OF MINUTES:

The minutes for the October 2, 2008 Budget Adoption and Regular Director's Board Meetings were presented for approval. Jeffery Sauber motioned to approve the October 2, 2008 Minutes. Laura Smith seconded the motion and the motion passed unanimously 5-0.

ORGANIZATIONAL MATTERS:

RENTER/HOMEOWNER ISSUE:

It was brought to the Board's attention that several homeowners living on Sea Breeze Way are having problems with one of their neighbors who happen to be renters. It is also understood that many of these homeowners have raised their concerns to the owner of the rental property to no avail. The

concerned homeowners also indicated that the police were dispatched to the rental property on numerous occasions and in some cases have police reports on the incident. Following discussion with the board regarding the matter, Sharmaine Edginton motioned that Management (CAMS) in addition to their own investigation on the matter, obtain copies of the police reports then have the Association's attorney write a letter to the homeowner of the rental property about the apparent situation. Jeffery Sauber seconded the motion and the motion was unanimously approved -5-0.

2009 ANNUAL MEETING PROCESS:

Ms. Adewunmi informed the board that the location for the January 12, 2009 Board of Director's Annual Election meeting has been reserved and will take place at Pebble Creek Golf Club on Bruce-B-Downs Blvd. She also informed the board that the Notice of Intent documents will be mailed to each homeowner on November 12, 2008. A second notice of the Proxy and Sample Ballot will then be mailed to all homeowner's on December 19, 2008.

SURVEY DISCUSSION:

Ms. Edginton presented the Board with a draft survey and asked if the Board would consider providing a copy of the survey to each homeowner for feedback. She indicated that regardless of who is serving on the Board in 2009, the returned surveys could provide some direction to the Board on what members of our community would like to see happen. The surveys provide an opportunity for direct feedback and especially to those who can't attend the meetings.

Following a few suggested modifications to the survey, the Board unanimously agreed to include the survey with the Notice of Intent, which will be mailed on November 12, 2009.

UPCOMING SOCIAL EVENT:

Karen Uhlig indicated that she has spoken with Santa and confirmed all arrangements regarding the December 13, 2008 Santa's Visit. Ms. Adewunmi indicated that a deposit was mailed to Santa and the balance will be paid on the day of the event. Santa is scheduled to visit Northwood from 2-4 PM.

PRESIDENT'S REPORT:

Mr. Kilpatrick thanked the homeowners present and thanked everyone who voted for him for the CDD Board. He stated that he was indeed elected to the CDD Board and indicated that his position on the board could possibly help bridge the gap that exist between the two boards. He believes that although the HOA and CDD Boards have different responsibilities that our objectives should be the same. That objective should be to serve the interests of Northwood homeowners and to enhance the living standards and value of our community.

MANAGEMENT REPORT:

ADMINISTRATIVE: Kim Morales is the new administrative assistant for Northwood of Pasco. Kim can be reached at kmorales@CAMS-us.com or at (813) 874-220 ext. 326. Kim is a new employee with CAMS and comes with property management, real estate and over 20 years of customer service experience. Kim will be attending a few of the meetings to get acquainted with the community and Board.

VIOLATIONS: Per our inspections we do not feel there are any accounts at this time that requires Board action. We have seen several homeowners who were in violation that have now complied. There is a rental matter where CAMS does not have enough evidence to move forward but would like the Board to consider sending an attorney courtesy letter to the owner regarding other homeowner complaints. The address is 27037 Sea Breeze.

FINANCIAL REPORT:

September and August Financials have been included. As of October 31, 2008 there was \$9,346.49 in the Operating Account and \$972.23 in the Reserve account. There were numerous pre-lien letters that were mailed to delinquent homeowners. CAMS have seen an increase in payments due to these letters. The aging report has been decreased by several Thousands of dollars over the past three months.

2009 Budget Meeting: The 2009 Budget was adopted and coupons will be mailed from CAMS by Monday, November 10th. The coupons should be in the owner mailboxes a few days after.

Year End Financial Reporting: Per F.S. 720, Northwood is required to hire an outside CPA to perform a compilation. The cost is approximately \$500 and is due in advance. CAMS has several CPA's that we use and recommend and suggest the Board discuss this at the next meeting.

NEXT MEETING: The next meeting will be held December 4, 2008 at 7:00 PM. Location: New Tampa Library.

ADJOURN: Jeffery Sauber motioned to adjourn the meeting. Karen Uhlig seconded the motion and the board voted unanimously 5-0. The meeting was adjourned at 8:55 PM.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary