

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
September 3, 2009

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

APPROVAL OF MINUTES:

The minutes for the August 6, 2009 meeting were presented for approval. Laura Smith motioned to approve the Minutes. Karen Uhlig seconded the motion and the motion passed unanimously 5-0.

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

ORGANIZATIONAL MATTERS:

2010 BUDGET MEETING AND MAILING OF COUPONS

Management representative of CAMS Cherlene Adewunmi confirmed a draft budget along with the budget meeting notices will be mailed to homeowners within the time frame required by state laws. Ms. Adewunmi requested that board

members look over the draft for accuracy. Mr. Eber and Ms. Edginton volunteered to notify management of any inconsistencies or concerns.

UPDATE ON LIEN NOTICES

Management informed the board approximately 19 liens were filed on August 26th with about 15 to 20 more pending. Management indicated that she would keep the board apprised of the situation.

PRESENTATION OF EXTERIOR PAINT COLOR CHART

Ms. Adewunmi provided the board with a color chart for consideration at the prior month's meeting. The chart consists of additional colors to work in conjunction with the existing color scheme already found on every home within Northwood. The Board collectively reviewed the entire booklet and unanimously approved the color chart.

UPCOMING SOCIAL EVENTS

Laura Smith indicated everything is set for the upcoming BBQ. The food will be picked up from Sonny's and Taylor rentals will be installing the tents the day prior. Set-up and breakdown should be straight forward, but help is needed serving the food.

PRESIDENT'S REPORT:

Mr. Kilpatrick stated the construction of the clubhouse is on track with an expected completion date around October 12th. Following a question from Ms. Uhlig regarding the fining committee, Mr. Kilpatrick indicated perhaps an article should be placed in the newsletter about the creation of a fining committee so homeowners can vote on the issue before instituting one. Mr. Kilpatrick also suggested including a survey with the mailing of the ballots so homeowners can render a vote on the matter. The board decided it was best to table the matter since it was so late in the term to introduce the subject.

MANAGEMENT REPORT:

VIOLATIONS

There was an average of 15 homes mowed each month during the summer months. This is approximately half of what was being mowed last year. The cost of mowing is paid out of the association funds, but is applied back to the lots that are being mowed. Since this is a serviced assessment, these mows are lienable.

FINANCIAL REPORT:

August financials will be sent over due to the early meeting date in September, CAMS has not compiled the financial report as of today and have just only received the bank statement. The financials will be emailed to each Board member as soon as they are available. However, there was \$29,002.95 in the operating account and \$980.03 in reserves

NEXT MEETING: The next meeting will be held October 1, 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 5-0. The meeting was adjourned at 8:55 PM.

Respectfully Submitted: _____

Sharmaine Edginton
Secretary