

**REVISED AGENDA**

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING  
AND CONTINUED PUBLIC HEARING  
SEPTEMBER 4, 2007**

**NORTHWOOD**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**September 4, 2007 at 7:00 p.m.**

The Publix Conference Room  
Located at 1920 County Road 581, Wesley Chapel, Florida 33543

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Charlie Meeks Linda Stachewicz David R. Wenck Barbara Cruz Eric DaGama
<b>District Manager</b>	District Management Services, LLC	Brian Lamb
<b>District Attorney</b>	Straley Robin & Williams	Tracy Robin
<b>District Engineer</b>	American Consulting Engineers of Florida	Robert Valentine

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **7:00 p.m.** with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

August 29, 2007

Board of Supervisors  
**Northwood**  
**Community Development District**

Dear Board Members:

The Continued Public Hearing and Regular Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Tuesday, September 4, 2007 at 7:00 p.m.** at the Publix Conference Room, located at 1920 County Road 581, Wesley Chapel, Florida 33543. Included below is the agenda:

**Call in Information: Toll Free 1-866-213-1863 Participant Code 5625162**

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meetings held on August 7, 2007 .....Tab 1
  - B. Consideration of Operations and Maintenance Expenditures .....Tab 2
- 3. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 4. BUSINESS ITEMS**
  - A. Public Hearing, Finalization of the Fiscal Year 2008 Budget
    1. Presentation of Proposed FY 2008 Operation and Maintenance Budget for Finalization.
    2. Public Comment and Testimony
    3. Consideration of Adoption of Fiscal Year 2008 Final Operating Budget Resolution 2007-08
  - B. Discussion of Capital Improvement Projects.
  - C. General Matters of the District
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Director of Operations
    1. Operations Report (Under Separate Cover)
  - D. District Manager
    1. Financial Statements, Month Ended July 31, 2007 .....Tab 3
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian K. Lamb

cc: Doug Draper, Prager, Sealy & Co., LLC