

**NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 2, 2007**

NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT AGENDA
OCTOBER 2, 2007 at 7:00 p.m.

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Charlie Meeks Linda Stachewicz David R. Wenck Barbara Cruz Eric DaGama
District Manager	District Management Services, LLC	Brian Lamb
District Attorney	Straley Robin & Williams	Tracy Robin
District Engineer	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 (29) 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.

September 25, 2007

Board of Supervisors
Northwood
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Tuesday, October 2, 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, 2007Tab 1
- B. Consideration of the Minutes of the Board of Supervisors Workshop held on August 27, 2007Tab 2
- C. Consideration of the Minutes of the Public Hearing and Board of Supervisors Special Meeting held on August 30, 2007Tab 3
- D. Consideration of the Minutes of the Continued Public Hearing and Regular Board of Supervisors Meetings held on September 4, 2007Tab 4
- E. Consideration of the Minutes of the Board of Supervisors Continued Public Hearing and Regular Meeting held on September 5, 2007.....Tab 5
- F. Consideration of Operations and Maintenance Expenditures September 2007.....Tab 6
- G. Consideration of Operations and Maintenance Expenditures October 2007Tab 7

3. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

4. BUSINESS ITEMS

- A. Presentation by Pasco Alliance of Community Associations.....Tab 8
- B. Berrios Family Suspension
- C. True - Up Agreement.....Tab 9
- D. Board Direction Regarding Capital Improvement Program
- E. Bond Refinancing Status Report Presented by Doug Draper of Prager Sealy
- F. Discussion of Field Management Services
- G. General Matters of the District

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Director of Operations
 - 1. Operations ReportTab 10
- D. District Manager
 - 1. Financial Statements, Month Ended July 31, 2007Tab 11
 - 2. Financial Statements Month Ended August 31, 2007Tab 12

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,

A handwritten signature in blue ink, appearing to read "B.K. Lamb", written in a cursive style.

Brian K. Lamb

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