

**MINUTES OF MEETING
NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held Tuesday, June 1, 2004 at 5:30 p.m. at the Pasco County Library 2818 Collier Parkway, Land O Lakes, Florida.

Present and constituting a quorum were:

David Rothwell	Chairman
Tony Parlatore	Vice Chairman
Andrew P. Mendenhall	Assistant Secretary
George Ayetin	Assistant Secretary
Charles Meeks	Assistant Secretary

Also present were:

Several Residents

FIRST ORDER OF BUSINESS

Roll Call

The meeting was called to order and the roll was called.

SECOND ORDER OF BUSINESS

Approval of Minutes of the May 4, 2004 Meeting

Any additions, deletions or comments were requested for the May 4, 2004 minutes.

On MOTION by Mr. Mendenhall seconded by Mr. Parlatore with all in favor the minutes of the meeting of June 1, 2004 were approved.

THIRD ORDER OF BUSINESS

Consideration of Addendum to the Existing Agreement with Biological Research Associates

An estimate was received from Biological Research Associates with regard to planting the ponds with beneficial vegetation and increasing the frequency of treatments for pond maintenance. The estimate came in at approximately \$3,000 for the plantings and \$3,000 for the increase in scheduled treatments. Additional estimates for this project will be obtained and the discussion continued.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

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NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

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2818 Collier Parkway, Land O Lakes, Florida.

Present and constituting a quorum were:

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Also present were:

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FIRST ORDER OF BUSINESS

Chairman

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Roll Call

The meeting was called to order and the roll was called.

SECOND ORDER OF BUSINESS Approval of Minutes of the May 4, 2004

Meeting

Any additions, deletions or comments were requested for the May 4, 2004 minutes.

On MOTION by Mr. Mendenhall seconded by Mr. Parlato
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THIRD ORDER OF BUSINESS Consideration of Addendum to the Existing Agreement with Biological

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FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Financial Statements and Approval of Invoices

Mr. Meeks noted that the financial statements still reflects \$7,992,000 for construction in progress under the general fixed assets fund. It was discussed at the last meeting that this figure would be reclassified under a fixed asset category, as there is no construction in progress. Mr. Riccardi will be notified to make this change.

On MOTION by Mr. Mendenhall seconded by Mr. Rothwell with all in favor the financial statements and the payment of invoices was approved.

SIXTH ORDER OF BUSINESS

Supervisor's Request and Audience Comments

Two residents commented that the issue of vandalism and unruly behavior by teenagers in the restrooms and pool and playground areas that was discussed at the March meeting is still ongoing, and has even increased since the start of the summer school vacation. The Board noted that the basic function of the C.D.D. is to handle the budget and make policy and procedure decisions, not to enforce the rules and regulations. If a resident observes acts of vandalism, the best way to handle the incidents would be to call the Sheriff's non-emergency number. Mr. Parlatore volunteered to review the tapes from the video cameras located at the pool area relative to any incidents that have been reported. Mr. Rothwell will show Mr. Parlatore how to access the tapes.

The Board and residents discussed the option of hiring a pool superintendent during pool hours who would be responsible for tasks such as maintaining the pool area, checking identification, and to be a deterrent to unruly behavior or property damage.

Mr. Parlatore suggested that a six-foot high fence be installed around the pool area, which would be locked after hours. Signs would be posted to advise that anyone in this area after pool hours would be charged with trespassing. One estimate for this fence is \$30,150.

A resident requested for the attorney to draft and send a letter to all residents of Northwood advising them that these incidents will no longer be tolerated, and the perpetrators

June 1, 2004

Northwood Community Development District

B. Engineer

There not being any, the next item followed.

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Mr. Parlatore suggested that a six-foot high fence be installed around the pool area, which would be locked after hours. Signs would be posted to advise that anyone in this area after pool hours would be charged with trespassing. One estimate for this fence is \$50,150.

A resident requested for the attorney to draft and send a letter to all residents of Northwood advising them that these incidents will no longer be tolerated, and the perpetrators

or their parents, if minor children are involved, will be held responsible for restitution of damaged property.

It was noted that the mulch on the playground was replaced with wood chips, and is a safety concern because of the size of the chips and the sharp ends. The landscaper will be asked to remove the wood chips and replace it with mulch.

It was noted that the numbers have to be finalized for the budget by July. Regarding garbage collection proposals, Mr. Mendenhall reported that he contacted the three companies that currently service Northwood and received proposals. Waste Management was the least costly, Waste Aid was the most expensive, and Waste Services was in the middle. As some residents are already in long-term contracts with a garbage collection company, it was recommended that all companies who would like to submit a bid to Northwood would have to put in writing that they would voluntarily release any residents from their contracts should another company be chosen. Mr. Mendenhall will obtain more concrete numbers to present at the next meeting, and will check with other communities to get feedback on what their level of satisfaction is with the company that is servicing their community.

Mr. Maury Gaston could not attend the meeting tonight, but left his report on the condition of the ponds for the Board to review. A representative from Biological Research will attend the next meeting to give more in-depth information.

Over the past few meetings it was noted that the level of service provided by the current landscaper has not been satisfactory, and has further degraded over the past few months. It was discussed giving the current landscaper a thirty-day cancellation notice and engage the second lowest bidder who submitted a proposal last November, taking into consideration that the contract price might be slightly higher due to increases in the cost of fuel.

On MOTION by Mr. Rothwell seconded by Mr. Mendenhall with two members in favor, two members not in favor, and one member abstaining to give the current landscaping company a thirty-day cancellation notice and engage another landscaping contractor.

On MOTION by Mr. Meeks seconded by Mr. Parlatore with all in favor to make efforts to get the current landscaper to resolve outstanding issues with 15 days, and a decision will be made on June 19 whether or not to contract with a new landscaper.

The Board discussed the issue of raising the stipend given to the Board members. This stipend is currently \$2,400, which is half of the amount of \$4,800 per year that is allowable and

June 1, 2004 Northwood Community Development District
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SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ayetin seconded by Mr. Parlatore with all in favor the meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman

June 1, 2004

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SEVENTH ORDER OF BUSINESS Adjournment

Northwood Community Development District

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4