

Northwood CDD  
Special April 3, 2004  
Meeting Minutes

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The meeting began at 9:20 AM with the introduction of board members. Thereafter, Mr. David Rothwell expressed the objective of the meeting and gave a brief overview of CDD's roles and responsibilities. According to him, the objective of the meeting is to get feedback from residents. As a result, residents are free to tell the board their needs and opinions of Northwood. He stated that the CDD is treated as a city and is responsible for managing the community's pool, safety, roads, parks and recreation. There is a difference between the HOA and CDD. The HOA oversees resident's behaviors such as deed restriction, parking or lawn mowing.

***Question 1 from a resident: What do you mean by manage? Does it include maintenance?***

Answer from David: Yes. Prior to the present board members, Us Homes managed the Northwood CDD and their focus was selling homes. As a result, Northwood Community had low CDD fees, low maintenance and no reserve. We have started to maintain some reserve and our goal is to maintain rate at the same level.

***Question 2: A resident (Mrs. Barbara Gardiner) inquired about the frequency of ponds treatment and where to direct maintenance issues.***

Mr. Rothwell answered that pond maintenance is CDD problem and wanted to know which pond Mrs. Gardiner was referring to. When Mrs. Gardiner referred to Sugar loaf pond, Mr. Rothwell informed her that the pond number for future reference is number 26. He also said that Pat briefed the board about this pond before and that it would take about six more months to fully resolved the issues with this pond. Furthermore, ponds are supposed to be treated monthly. All issues should be directed to the CDD management company.

*Pond #4 was also mentioned as being neglected. Mr. Murray Gaston stated that there are some construction trash in the pond. David responded, it is an environmental issue and that contractors or builders are not allowed dump construction trash.*

***Question 3: Is fishing allowed in the community ponds? David answered "no" and promised to place "a no fishing" poster on the affected pond.***

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on the county line road. Another resident complained that a neighbor is utilizing a

common area. David responded that residents are not allowed to do anything on the common area since it belongs to the CDD. The resident will provide more information on this issue to David for his potential intervention or resolution.

***Question 4: How often and at what times are the sheriff here? David answered police are here for six hours but there is no point advertising when they are here since this may get into the wrong hands.***

#### **Police Report:**

Two sheriff officers from Pasco County Sheriffs Community Policing ( G. Paulerson and A. Teller) spoke to the residents and board members. According to them, Northwood community response time is so good, calls from the neighborhood are omitted from crime statistics. They advised residents to lock cars and garages. They further explained about the mission of Community policing such as:

- free residential security surveys
- reactionary security advice to crime victims
- assistance in forming a neighborhood crime watch/phone tree

In Pasco county, children under 16 are required to wear helmet whenever they ride a bike. Fines range from \$26 for 12years and under to \$44 for ages 14 to 16. The county sometime gives out free bike helmet. Also free helmet may be obtained from the children's hospital.

***Question 5: When is the Northwood Palm Blvd scheduled to connect to rt. 56? David answered 2005.***

Mr. Andy Menderhall stated that he spoke to the county about potential alternative to the rt. 56 road connection issue. According to him the pass through is a done deal and the only alternative is a potential speed bumps on Northwood Palm.

Mr. Rothwell spoke about the installation of 16 total black decorative lights on the Northwood Palm walk ways.

***Question 6: Mrs Meeks wanted to know the expected date for these lights to become operational. According to David, they are expected to become operational by the end of next week - probably on Tuesday.***

#### **Other Issues:**

1. Mr. Randolph Williams told board members that pond # 13 is brownish. He wanted to know how long to wait before calling in any identified issues with

common area. David responded that residents are not allowed to do anything on the common area since it belongs to the CDD. The resident will provide more information on this issue to David for his potential intervention or resolution.

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Other Issues:

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- the ponds. Mr. Rothwell told him about 30 days.
2. Mr. Gaston volunteered to be the pond coordinator. In this capacity, he would visit the ponds and provide status to the board on a regular basis.
  3. Identification: In response to a resident concern about her inability to identify contractors, Mr. Rothwell promised to contact Rainbow and other contractors about wearing identifying clothes or hats. Board members or representatives would be required to wear identifying clothes or hats. Member sizes are as follows: Mr. Meeks X-large, Tony Medium, David large, George X-large, Mr. Gaston X-large.<sup>1</sup>
  4. Although the middle entrance had been pressure washed, there will be a need to budget an amount for future painting.
  5. The board is looking into providing a common trash day and company for the community. Doing this would lower residents' trash cost.



In addition to the Northwood Board members, the following residents attended this meeting.

Name	Address	Phone
Kevin & Barbara Gardner	27610 Sugar Loaf Dr	813 994 5111
Mike & Maria Brockway	26933 Coral springs Dr.	813 907 7281
Dawn Meeks	27445 Sugar Loaf Dr.	813 907 3500
Barbara Cruz	27024 Sea Breeze Way	813 907 6204
Sylvia Oliva	27023 Sea Breeze way	813 929 1869
Maury Gaston	27534 Sugar Loaf Dr.	813 994 9034
Randolph Williams	27741 Breakers Dr.	813 929 1911

Prior to the start of this meeting, a resident presented a list of issues for the board's consideration.. The list contained the following issues:

- CDD taxes double
- Landscaping
- Roads need repair
- Retention pond scum
- Dead brush fire hazard

<sup>1</sup> Member sizes was not taken during this special meeting. It was taken during the regular April meeting. Andy was absent and consequently his size was not included.

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- Extra money
- Speed bumps / Crosswalks
- Light at entrance

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'A. H.' followed by a horizontal line.

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