

# NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

July 10, 2007 Minutes of Meeting

## *Minutes of the Meeting*

The Special Meeting of the Board of Supervisors for Northwood Community Development District was held on Tuesday, July 10, 2007 at 7:00 p.m. at the Publix Conference Room located at 1920 County Road 581, Wesley Chapel, Florida 33543.

### 1. CALL TO ORDER

Mr. Lamb called the meeting of the Northwood Community Development District to order at approximately 7:00 p.m.

Board Members Present and Constituting a Quorum:

Linda Stachewicz	Vice Chairman
Barbara Cruz	Supervisor
Eric DaGama	Supervisor
David Wenck	Supervisor

Board Members Present via Speakerphone:

Charlie Meeks	Chairman ( <i>joined meeting in progress</i> )
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Staff Members Present:

Brian Lamb	District Manager, District Management Services, LLC
Allison Martin	Operations Manager, District Management Services, LLC

Audience Present:

Security Vendors (2)  
Various Residents

### 2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meetings held on February 19, March 19, and May 29, 2007

Mr. Lamb stated that the minutes for the February, March and May Meetings were distributed behind Tab 1. He noted that February and March minutes were transcribed by the prior management firm; however, they were never approved by the Board. He asked if there were any additions, deletions, or corrections to any of the minutes. (*Chairman Meeks joined the meeting via speakerphone.*) There were none.

MOTION TO:	Approve Minutes of the Board of Supervisors Meetings held on February 19, March 19, and May 29, 2007, subject to final revision, if applicable.
MADE BY:	Supervisor Wenck
SECONDED BY:	Supervisor Meeks
DISCUSSION:	None further
RESULT:	5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures- July 2007

Mr. Lamb stated that the monthly expenditures of the District were summarized behind Tab 2. There was a brief discussion and clarification on invoices. The Board questioned legal advertising costs for both the Tampa Tribune and St. Pete Times. Ms. Martin noted that the invoices from Media General were placed by the previous management firm. The District no longer places legal ads in that newspaper. Mr. Lamb noted that these charges will be verified; however, no invoices were pulled from consideration.

MOTION TO:	Approve the Operations and Maintenance Expenditures for July, 2007, totaling \$55,668.79.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	5/0 - Motion passed unanimously

**3. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Mr. Lamb stated that the Board has placed an item on the agenda of each meeting to allow for resident input related to business items scheduled on today's meeting agenda. As directed by the Board, he gave a brief overview of the process and the items scheduled. Resident comments were received; however, no specific actions were taken.

**4. BUSINESS ITEMS**

A. Discussion Regarding Insurance

Mr. Lamb stated that Staff has researched areas that were covered or requiring additional coverage. The coverage has been reduced from \$2 Million to \$1 Million for E&O insurance due to the District's Sovereign Immunity. Property Insurance was based on valuation reports of assets within the community. The District saved approximately \$14,000 by proceeding with this investigation of insurance needs.

MOTION TO:	Terminate the existing insurance policy and proceed with purchase of insurance policies, as presented by Staff.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	5/0 - Motion passed unanimously

B. General Matters of the District

Mr. Lamb briefly discussed the possibility for refunding of the District's bonds; however, Staff is requesting that this item be held until negotiations with Lennar are completed.

**5. STAFF REPORTS**

A. District Counsel

Not present.

B. District Engineer

Not present.

C. Operations Manager

1. Operations Report

Ms. Martin presented several items to the Board.

2. Discussion on Security

3. Review of Proposed Improvements and Authorization to Proceed

A discussion also followed regarding the possible transition from private security services to off-duty patrol services.

MOTION TO:	Authorize Staff and Supervisor Wenck to improve the security system to include a DVR, cameras, and additional options not-to-exceed \$7,500.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Meeks
DISCUSSION:	Discussion ensued to amend the motion from a not-to-exceed \$5,000 to \$7,500. Motioning parties amended the motion to increase monetary limit as discussed. Board members requested returning to original amount of \$5,000, but motion was not further amended.
RESULT:	3/2 - Motion passed (Opposed DaGama and Cruz)

A brief discussion ensued regarding the need to add air conditioning to area where new security equipment will be housed. Ms. Martin will gather quotes for the Board to consider next month.

A discussion ensued regarding the spending of additional funds to repair/install a gate to the community.

MOTION TO:	Conduct a public workshop in the month of August to gather residential input regarding the gate improvement and expenditure.
MADE BY:	Supervisor Wenck
SECONDED BY:	Supervisor DaGama
DISCUSSION:	None further
RESULT:	4/1 - Motion passed (Opposed Cruz)

D. District Manager

1. Financial Statements- Month Ended April 30, 2007

2. Financial Statements- Month Ended May 31, 2007

## 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Lamb asked for Supervisor requests and audience comments. No further comments or requests were heard. Mr. DaGama suggested that the Board meeting be moved from Tuesday to another night. It was suggested that the meeting be changed to the first Wednesday or first Monday of each month. This item was tabled until next month. Staff will gather information on available venues and dates.

## 7. ADJOURNMENT

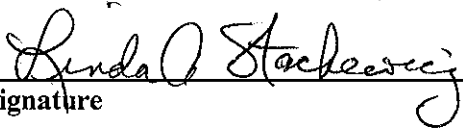
Mr. Lamb asked if there were any additional questions or comments. Hearing none, he asked for a motion to continue the meeting.

MOTION TO:	Adjourn the meeting at 8:56 p.m.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor DaGama
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

*\*These minutes were done in summary format.*

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

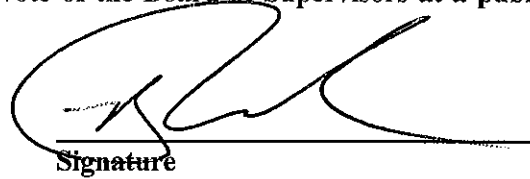
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 7, 2009.

  
Signature

Printed Name

Title:

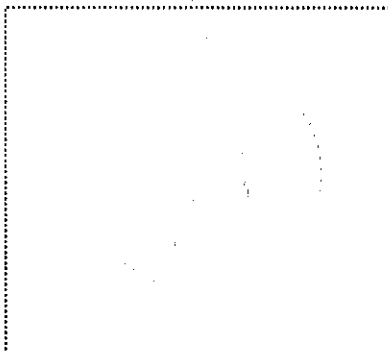
- Chairman  
 Vice Chairman  
 Assistant Secretary

  
Signature

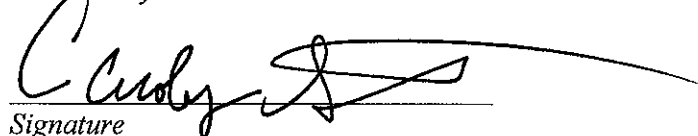
Printed Name

Title:

- Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
Signature

8/7/08