

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for Northwood Community Development District was held on Monday, May 14, 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. Altman called the meeting of the Northwood Community Development District to order at approximately 7:00 p.m.

Board Members Present and Constituting a Quorum:

Charlie Meeks	Chairman
Linda Stachewicz	Vice Chairman
Barbara Cruz	Supervisor
Eric DaGama	Supervisor

Staff Members Present:

Peter Altman	District Management Services, LLC
Brian Lamb	District Management Services, LLC

Audience Present:

Various Members

2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meeting held on March 6, 2007 (previously distributed). It was noted that these minutes were compiled by the previous management firm.

MOTION TO:	Approve Minutes of the Board of Supervisors Meeting held on March 6, 2007.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

- B. Consideration of Operation and Maintenance Expenditures – April (previously distributed by the prior management firm) and May, 2007

Mr. Lamb stated that the majority of the O&M items are contractual or utility based. He recommended them for approval. Invoice #6447 for Rizzetta & Co. Inc. was held pending clarification.

MOTION TO:	Approve Operation and Maintenance Expenditures for April and May, 2007, holding Rizzetta & Co. Invoice #6447 (\$654.68) pending further clarification.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	There was discussion regarding termination of Rizzetta's contract for Financial Advisory Services.
RESULT:	4/0 - Motion passed unanimously

3. BUSINESS ITEMS

- A. Consideration of Resolution 2007-02, Re-Appointing the District Manager, Financial Advisor, and Designated Investment Representative.

Mr. Lamb referred to Resolution 2007-02, located behind Tab 2. He explained the resolution in detail.

MOTION TO:	Approve Resolution 2007-02, Re-Appointing the District Manager, Financial Advisor, and Designated Investment Representative to District Management Services, LLC.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

- B. Consideration of Resolution 2007-03, Re-Designating the Registered Agent and Registered Office

Mr. Lamb referred to Resolution 2007-03, naming Brian Lamb as the Registered Agent and the address of the Registered Office as 2002 North Lois Avenue, Suite 508, Tampa, Florida 33607.

MOTION TO:	Approve Resolution 2007-03, Re-Designating Brian Lamb as the Registered Agent and the address of the Registered Office as 2002 North Lois Avenue, Suite 508, Tampa, Florida 33607.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

- C. Consideration of Resolution 2007-04, Re-Designating Officers

Mr. Lamb referred to Resolution 2007-04, Re-Designating some of the District's Officers. He reviewed the resolution, which would replace those positions previously held by Severn Trent employees. Staff recommends that the Board add Peter Altman as an additional Assistant Secretary, name Brian Lamb as the Secretary, name Denise Armstrong as Treasurer, and name Steve Connolly as the Assistant Treasurer.

MOTION TO:	Approve Resolution 2007-04, Re-Designating Various Officers of the District: add Peter Altman as an additional Assistant Secretary, name Brian Lamb as the Secretary, name Denise Armstrong as Treasurer, and name Steve Connolly as the Assistant Treasurer.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

D. Consideration of Resolution 2007-05, Re-Designating Authorized Signatories for the District's Operating Bank Accounts

MOTION TO:	Approve Resolution 2007-05, Re-Designating Authorized Signatories for District's Operating Bank Accounts.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

E. Acceptance of Annual FY 2006 Audit

Mr. Lamb referred to the Annual FY 2006 Audit located behind Tab 6. He stated that the audit presents the financial position of the District as of September 30, 2006. Mr. Lamb explained that one of the items reviewed by the Board prior to March 31st is the Audit Report, in order to satisfy some of the Trust Indenture requirements.

MOTION TO:	Accept Annual FY 2006 Audit.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	There was discussion regarding contractual Budget items. Mr. Lamb reviewed the total amount of the debt as of September 30, 2006, how the audit is prepared and its timing.
RESULT:	4/0 - Motion passed unanimously

F. Clarification of Board Actions

1. F/A Contract Termination (Rizzetta)

Mr. Lamb referred to the Financial Advisory Services contract with Rizzetta & Company. It was confirmed that the Board had previously directed Counsel to send a Notice of Termination to Rizzetta & Co. Inc. for Financial Advisory Services.

2. Waste Services Contract (Waste Aide vs. Waste Services)

Mr. Lamb reviewed past actions by which the Board passed a motion to contract Waste Aide to perform waste management services for the District. After further discussion related to damage caused by the current vendor, Waste Services, the Board determined to retain the current contractor. However, the original motion to appoint Waste Aide was never rescinded. The Board confirmed that it was their intent to rescind the new selection of contractor. Additionally, discussion followed regarding Waste Services' damage to the community; and a subsequent request that a clean up be done by Waste Services. It was confirmed that this clean up had been completed. However, the Board would like to entertain bids from other vendors to provide this service. Mr. Altman stated there a variety of firms are approved by Pasco County to perform these services.

MOTION TO:	Direct Staff to obtain bids for waste services.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Meeks
DISCUSSION:	Discussion followed regarding debris left on the District's roadways by Waste Services. The Board discussed the need to evaluate overall levels of service when selecting a provider, as opposed to simply the lowest bid.
RESULT:	4/0 - Motion passed unanimously

G. Review Current Rules (Previously Distributed)

Mr. Lamb referred to the current Rules that were previously distributed.

For the benefit of the audience, Mr. Lamb gave a general review of each section of the current rules. He suggested that the Board focus on the Recreational Center and the playground to establish guidelines; then adopt a policy, which may be amended as needed. Discussion followed regarding signage for the pool area.

A list of items, identified in a previous walk-through, was discussed in detail, which identified many items in need of immediate remedy. Mr. Lamb confirmed that he had a list of over 50 priority items. He noted that the Board would be asked to consider 3 proposals today, which would address the majority of the needed repairs.

Mr. Altman explained that an operations report identifying issues brought to DMS' attention by Board and audience members, as well as any actions being taken to resolve them, would be presented at each regular monthly meeting. He stated Allison Martin, Operations Manager, is currently reviewing all issues and making appropriate determinations for resolving them. He encouraged the Board to submit any information directly to the District office. He emphasized the immediate need for the Board to decide whether they approve the current Rules of Procedure, as presented.

A Board member requested that liability-related repairs be immediately addressed, such as an opening in the fence through which children can access the pool area, insufficient mix of chemicals in the pools, etc. Mr. Altman assured the Board that Staff will identify areas within the current Budget that will allow expenditure of monies to resolve these needs.

MOTION TO:	Compile a list of items for repair items based on urgency of need: items in need of immediate repair (A List); and all remaining items for repair (B List).
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Meeks
DISCUSSION:	Discussion followed clarifying the details of the list of repairs.
RESULT:	4/0 - Motion passed unanimously

For the benefit of the Board and audience members, Mr. Altman discussed meeting policies, which have been successful in other Districts. He reviewed allowing the public to make comments regarding items on the agenda in a period at the beginning of the meeting. At the end of the meeting, the public would be permitted to make further comment regarding issues for the Board's attention. Any item the Board recommends to Staff for further discussion will be placed on the following month's agenda. He stated that this process, recommended for implementation in Northwood's meetings, eliminates the risk of anyone concluding that decisions were made to the exclusion of someone else.

In regard to the playground and swimming pool policies, Mr. Altman stated that the Board could either temporarily act in this meeting to enforce action until more formal action is taken; or take no action at all. His recommendation was that the Board take some action in this meeting.

MOTION TO:	Approve the Rules, as amended.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further.
RESULT:	4/0 - Motion passed unanimously

H. Disclosure of Electoral Count

Mr. Altman stated that the District is required to disclose the number of registered voters residing within its boundaries each year as of April 15th. He stated that, according to records of the Pasco Supervisor of Elections, there are 928 registered voters in Northwood. A Board member stated she did not feel this number was accurate. Mr. Altman stated that the Supervisor of Elections would be consulted regarding the accuracy of 928 reported registered voters.

I. Pool, Park and Other Policy Consideration (Under Separate Cover)

Mr. Altman referred to the pool, park and other policies. General discussion followed regarding various issues related to these policies. He noted that any policy can be amended later, if deemed necessary by the Board.

6. ADJOURNMENT

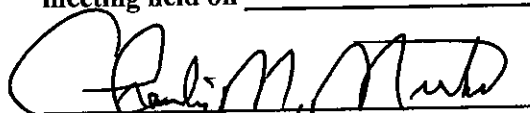
Mr. Lamb asked if there were any additional questions or comments. Hearing none, he asked for a motion to continue the meeting.

MOTION TO:	Continue the meeting until May 29, 2007 at 7:00 p.m. at the Publix conference room, 1920 County Road 581, Wesley Chapel, Florida 33543; and cancel the June 5, 2007 meeting.
MADE BY:	Supervisor DaGama
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

**These minutes were done in summary format.*

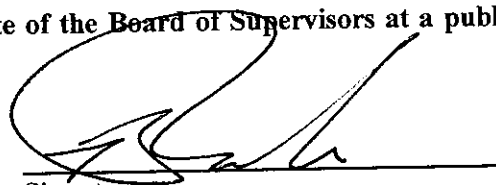
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.


Signature

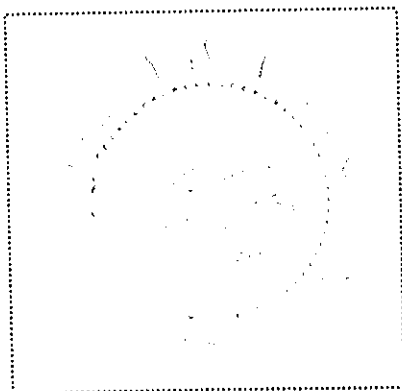
Charlie M. Marks
Printed Name

Title:
 Chairman
 Vice Chairman
 Assistant Secretary

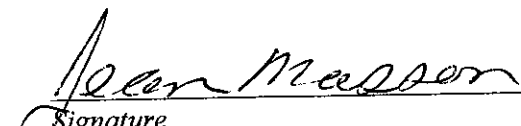

Signature

Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator


Signature
5/31/07
Date