

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

August 7, 2007 Minutes of Meeting

Minutes of the Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on Tuesday, August 7, 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
David Wenck	Supervisor

Board Members Present via Speakerphone:

Charlie Meeks	Chairman
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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:

Various Residents

2. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meetings held on July 10, 2007

Correction on page three Mr. Wenck was authorized by staff to improve security.

MOTION TO:	Approve Minutes of the Board of Supervisors Meetings held on July 7, 2007 with noted changes.
MADE BY:	Supervisor Wenck
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures

Mr. Lamb reviewed invoices and asked for questions. Discussion held regarding Supervisor payment invoices. Mr. Lamb explained that some of the meetings were before the transition and what meetings are paid. Mr. Lamb stated staff would check on Supervisor Wenck's attendance at the meetings in question. Question on copy cost and Mr. Lamb explained the copier was automated with the counts and the cost was most likely from the policy and procedure book printed. Mr. Wenck stated there had been a problem in the past with late electric bills and was not sure if those were from ST or DMS. Operations Manager Allison Martin stated we were still catching up. Supervisor Cruz had a question on the insurance discussion held with DM Brian Lamb and OP Allison Martin. Supervisor Cruz questioned the landscaping invoice which is getting higher is there anything we could do to get it lower. OP Manager Allison Martin explained the cost. Discussion held.

MOTION TO:	Approve the Operations and Maintenance Expenditures
MADE BY:	Supervisor Wenck
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

3. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Resident stated that the sprinkler heads are getting broken by people running over them, has seen little improvement in the park but understands DMS just took over the service and thinks the parks need attention.

Resident has a problem with trash pick-up leaving the trash cans in the road and only takes what trash they want to take, drivers are rude, wants something done about garbage company. Sprinklers keep breaking he loses business, attention needed to park playground equipment. Resident speaking about playground rules and them being too strict that the children cannot even play there, believes pool rules are too strict as well. The playground equipment is broken and the garbage pick-up is a problem with the trash cans being left in the street by the garbage company.

Mr. Lamb stated DMS staff is looking into all of these issues and putting together a workshop to address.

Supervisor Cruz stated the garbage is a problem and that the garbage staff is getting into conflicts with the residents and garbage is being left in the streets after the pick-up. Parks are looking better but lots of graffiti again and again. Outside residents are using the parks as reported by security. Sprinkler system is still broken after the repair company has been here. Vice Chairman Stachewicz agreed about the problems with the garbage company, coach light in the tower is out, trimming of shrubs is over grown at the entry, sand in the bottom of the pool, Board looked at the cost of Miracle Cleaning discussion held with OP's Manager regarding what the cleaning company is doing for those charges, Mr. Lamb made recommendations for other ways to get the cleaning done by utilizing current staff of security or landscapers. Supervisor Cruz stated she was not impressed with the landscaper, OP's Manager and District Manager pointed out the grounds look good and the landscape company has done work and not charged

Supervisor Stachewicz stated she saw security setting in their car and thought they were suppose to be out walking the grounds, OP's Manager addressed issues and stated she would talk with security.

4. BUSINESS ITEMS

A. Public Hearing, Finalization of the Fiscal Year 2008 Budget

1. Presentation of Proposed FY 2008 Operation and Maintenance Budget for Finalization.
2. Public Comment and Testimony
3. Consideration of Adoption of Fiscal Year 2008 Final Operating Budget Resolution 2007-08

Mr. Lamb stated he recommended that the Board continue the Public hearing to a date and time certain recommending a workshop be held and a date time certain for the Public Hearing. Discussion held regarding the budget and meeting dates and times for workshop and continued Public Hearing.

Mr. Lamb asked for a motion to open the public hearing for the 2008 proposed budget.

MOTION TO:	Open Public Hearing for the Adoption of the Proposed FY 2008 Operating Budget.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

Mr. Lamb stated there are audience present however the meeting is going to be continued and asked for any comments. None heard.

MOTION TO:	Continue Public Hearing for the Adoption of the Proposed FY 2008 Operating Budget to August 30, 2007 at 7:00 p.m.
MADE BY:	Supervisor Wenck
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

Mr. Lamb stated he would need a motion to authorize the advertising of a workshop for date time certain of August 27, 2007 at 6:30.

MOTION TO:	Authorize Advertising of a Workshop on August 27, 2007 at 6:30 p.m. at Land O' Lakes Library
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Wenck
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

B. Change of Meeting Place Discussion

Mr. Lamb reference item C the resolution to set the FY 2008 Meeting Schedule.

C. Consideration of Adoption of Fiscal Year 2008 Meeting Schedule, Date and Time Resolution 2007-09

Mr. Lamb asked for comment from the Board. Discussion held. It was determined that the meeting would continue to be held on the 1st Tuesday of the month at 7:00 p.m. at Publix Conference Room.

MOTION TO:	Adopt Resolution 2007-09 FY 2008 Meeting Schedule to be Held on the 1 st Tuesday of Every Month at 7:00 p.m. at Publix Conference Room
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	2/1 - Motion passed

D. Approval of Parking Policy

OP Manager Allison Martin reviewed proposed clubhouse parking policy. Discussion held by the Board.

MOTION TO:	Adopt Proposed Clubhouse Parking Policy.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	3/0 - Motion passed unanimously

Comments received from the audience on the parking policy.

E. Status of Lennar Note
Mr. Lamb stated he is looking for closure by the end of August.

F. General Matters of the District
None

5. STAFF REPORTS

A. District Counsel
Not Present by Request

B. District Engineer
Not Present by Request

C. Operations Manager
1. Operations Report

OP's Manager Allison Martin presented her report. Reported that she has been in touch with the garbage company and is working on the issues and may get a discount on the service, Board indicated that it is not about the money they just don't want the trash left in street.

D. District Manager

1. Financial Statements- Month Ended June 30, 2007
Nothing further to report.

6. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 9:00 p.m.
MADE BY:	Supervisor Wenck
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED /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 10/2/07.

[Signature]
Signature

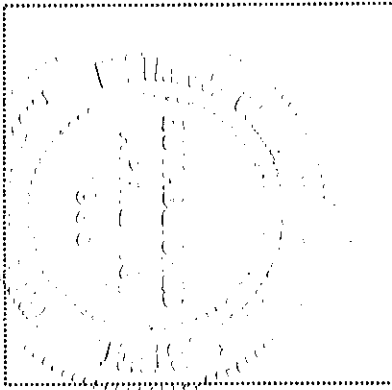
LINDA STACHOWICZ
Printed Name

- Title:
 Chairman
 Vice Chairman
 Assistant Secretary

[Signature]
Signature

Brian L. Lamb
Printed Name

- Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature

10/17/07
Date