

MINUTES OF THE MEETING  
NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Northwood Community Development District was held on Monday February 19, 2007 at 7:00 p.m. at the Publix Conference Room, 1920 County Road 581, Wesley Chapel, Florida.

Present and constituting a quorum were:

Charlie Meeks	Chairman
Linda Stachewicz	Vice Chairman
Eric DaGama	Assistant Secretary
David Wenck	Assistant Secretary
Barbara Cruz	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Numerous Resident	

*The following is a summary of the minutes and actions taken at the February 19, 2007 Northwood Community Development District meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Meeks called the meeting to order and called the roll.

Mr. Meeks stated we conduct all the business of the CDD Board and then open the meeting for audience comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 2, 2007 Meeting**

Mr. Meeks stated each Board member received a copy of the January 2, 2007 regular meeting and requested any additions, corrections or deletions.

On MOTION by Mr. Wenck seconded by Mr. DaGama with all in favor the minutes of January 2, 2007 meeting were approved.
---

**SECOND ORDER OF BUSINESS**

**Management Company Presentations**

Mr. Meeks stated we will have the management companies come in one at a time allowing each company 10 minutes.

**A. District Management Services, LLC**

Mr. Peter Altman presented to the Board the proposal from District Management Services, LLC.

**B. Rizzetta & Company**

Mr. John McKay director of planning and compliance at Rizzetta & Company presented their management company services to the Board.

**C. Severn Trent Services**

Mr. Andrew Mendenhall and Mr. John Ricciardi district manager of Severn Trent Services presented their management company and contract operations services to the Board.

**D. Wrathall, Hart, Hunt and Associates, LLC**

Mr. Chuck Adams director of operations at Wrathall, Hart, Hunt & Associates, LLC presented their management company services to the Board.

**FOURTH ORDER OF BUSINESS**

**Consideration of District Security**

Mr. Mendenhall stated at the workshop you had a presentation by the president of Aegis Corporation, Ms. Heidi Smith, who provided a proposal as well as information regarding providing you with a stationery security person at the pool/park area. Where does the Board want to go with this?

Mr. Meeks responded Aegis spoke to us about what they could provide for us during the day. We do not have security at the pool or around the neighborhood. The destruction of our property can be minimized if we had security during the day. We discussed having Aegis some at specified periods of time. We also discussed maybe changing shifts for our night security.

Ms. Cruz stated we discussed the flexibility of times starting anywhere from 9 to 5, 10 to 6 or 11 to 7, anywhere from 9 to 7 at night and move CIS anywhere from 8 to 5 or 6 in the morning since it seems this is when the incidents occur.

Mr. Mendenhall asked this will be moving CIS to the a.m.?

Mr. Meeks responded it will be an alternating shift and not consistently at the same time. We are trying to shake things up so they cannot figure out a pattern and this will give us a better sense of security.

We need to get with CIS and talk about alternating shifts and decide if we want to hire Aegis as our secondary daytime security service.

Mr. Mendenhall stated I spoke to CIS after the issue with the peeping tom. He needs more information to put together an action plan. *The Board informed Mr. Mendenhall there is information available. A police report was filed about the peeping tom. Can you find out what their alternating shift plan might be?* Mr. Mendenhall responded yes.

*The Board and staff further discussed the issue of security and shift times.*

<p>On MOTION by Mr. Meeks seconded by Ms. Cruz with Mr. Meeks, Ms. Cruz, Mr. Wenck, Ms. Stachewicz voting aye and Mr. DaGama voting nay hire Aegis as the secondary security services subject to review of the contract by our District Attorney was approved.</p>
--

Mr. Mendenhall asked do you want to set a dollar amount for this service?

Ms. Cruz responded \$13.34 per hour for a 40 hour work week. The hours can be flexible, rotational or staggered. No overtime as part of the consideration except when requested.

#### **AUDIENCE COMMENTS**

Ms. Suma Torres asked why two security services? *The Board explained the reasons for looking at two security services. One does an armed service and the other does an unarmed service.*

Mr. George Maderes do we have \$30,000 in damages? *The Board explained the damages are more than \$30,000. The fence repair alone was more than this.*

Ms. Friedman asked why not get a monitoring service? *Mr. Meeks responded we do have cameras and they are not monitored. Mr. Wenck stated the camera system we have is being utilized. The only coverage we have with those cameras is the park. The idea of the camera was to be a deterrent and we still have the lost of property being monitored all the time we might be able to catch someone. Having someone at the pool may curtail the vandalism and problems in the community. Mr. DaGama stated when we looked at proposals from security companies, the cost was between \$55,000 and \$75,000 and the cost has been going up every year. I think we need to revisit the idea of security cameras and videos because of the security cost for two companies.*



**SIXTH ORDER OF BUSINESS****Consideration of Community ID Cards**

Mr. Mendenhall stated this item was brought up at the workshop and I think Ms. Cruz may have some information.

Ms. Cruz stated we are trying to find ways to assist our community. If we can cut down on security, using ID cards may be an option. Sports & Field is willing to provide us with ID cards at a minimum cost of \$10 per resident. The initial cost is \$10 per resident but if they have to reprint, the cost will be \$150. 70% will be returned to the community and 30% will go to Sports & Field to recover their cost of the ID cards. They are offering a waiver on the membership fees to their center at a reduce rate to the community because they will be providing us with the ID cards.

*The Board and staff further discussed the ID cards with the outcome being the Board will table this discussion and speak with the security company who may have additional information for the Board to consider.*

**SEVENTH ORDER OF BUSINESS****Manager's Report-Sunshine Pool Service**

Mr. Mendenhall stated I have a couple of items and will do the Sunshine Pool at the end because the discussion might be more involved.

- I checked the fence and there is more to repair than just the hole. The fence has rips, the gate is destroyed and there are some structural problems. There are cracks in the foundation where the posts are and may become a liability issue at some point. I included some pictures on other than items which may be attributed to vandalism. This endeavor may be more expensive. I can get quotes on repairs.
- I have keys to the supply closet.
- A hole in the front pillar of the neighborhood has been repaired below the not to exceed of \$1,500.
- Waste Services came out and pressure washed where the truck leaked fuel or hydraulic fluid on the roads. *Ms. Cruz stated the streets are still not repaired.* Mr. Mendenhall stated anyone can call me and give me the home address and I will have the company pressure wash again. If the repairs are not to your satisfaction, you can bring a lawsuit against them. *Ms. Cruz stated there are other issues with Waste Services.*

On MOTION by Mr. Meeks seconded by Ms. Stachewicz with all in favor to contact Waste Aide to see if they can provide service pending the outcome of the issues with Waste Services was approved.

- Sunshine Pool submitted an update to their agreement. They had a price increase based on chemical costs and your option is to accept this contract or get other bids. Their prices are in line with other companies.

On MOTION by Mr. Meeks seconded by Ms. Stachewicz with all in favor District Manager was authorized to obtain three proposals for pool service.

On MOTION by Mr. DaGama seconded by Mr. Wenck with all in favor to accept a proposal from Sunshine Pool Service if the price remains the same was approved.

**EIGHTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Mendenhall stated regarding the notes payable Mr. Robin has not heard from Lennar Homes.

**NINTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Mendenhall stated there is no report from the engineer. In your packet there are invoices for engineering bills related to SWFWMD who requires the ponds to be inspected and he conducted some inspections

**TENTH ORDER OF BUSINESS**

**Approval of Financial Statements**

Mr. Meeks stated each Board member received a copy of the financials. Are there any questions?

On MOTION by Ms. Stachewicz seconded by Ms. Cruz with all in favor the financial statements were tabled.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Comments**

**Mr. Meeks**

Mr. Meeks stated we went through a series of emails this past month and it looks like we have them under control. We do have issues which relate to the Sunshine Laws which prohibits some of the communication we were having in our emails. I was glad to see they have been curtailed. All emails need to go to Mr. Mendenhall and he will disseminate the emails to us.

Mr. Meeks moved to have all emails sent to Mr. Mendenhall with no one copied for Mr. Mendenhall to disseminate to the supervisors; motion dies for lack of second.

**Ms. Stachewicz**

Ms. Stachewicz stated we should have audience comments put at the front of the meeting as well as the end.

On MOTION by Ms. Stachewicz seconded by Ms. Cruz with Ms. Stachewicz and Ms. Cruz voting aye and Mr. Meeks, Mr. Wenck and Mr. DaGama voting nay for audience comments at the beginning of the meeting with a limit of 30 seconds for each individual and at the end with a limit of 3 minutes for each individual, motion failed.

**Mr. Wenck**

Mr. Wenck stated as far as I know there is one person from the CDD Board who is supposed to be updating the sign in the front which is not being kept up. There is one person from the HOA because each one has a side. I do not know who is putting up yellow and orange signs. We have letters to use when you need to notice.

*The Board and staff further discussed the sign and the upkeep.*

**Ms. Cruz**

Ms. Cruz stated the holes in the fence seem to be getting worse. The fountain needs to be repaired. Are we looking into repairing these things?

Mr. Meeks responded when we get security in place.

Mr. Mendenhall stated when you get security in place you can get an overall picture of the repairs needed. I suggest getting contractors to bid. If you decide to do it in parts you will need to decide on a plan as to where to start.

**TWELFTH ORDER OF BUSINESS****Audience Comments**

A resident (Wendy) stated this is my first CDD meeting and it may be my last because sitting here I have never been so offended in my life. I came because I saw this notice and this is my community. I should be a part and have a voice and based on your comments you do not want us here and this is fine with me, but do not send out notices saying you want me to come and then not have me participate. *Mr. Meeks responded I apologize. Mr. Meeks explained the way decisions are made and who makes them. Mr. Wenck stated I know this is not a very good answer from where you are sitting but a lot of these issues are not on the table for the first time. Mr. DaGama stated I like the idea toward the end of the meeting allowing the residents time to speak about the issues which come to the table, but at the beginning I do not think the residents know what the issues are but as we discuss something a 30 second round robin from the residents is a good idea. Ms. Cruz stated a website is being created which will be hosted by the HOA. It will have the minutes of the CDD Board, the minutes of the HOA board, the agenda for both and hopefully you will get a quicker review. Mr. Mendenhall stated as per comments from others there were a lot of issues discussed tonight which the residents can let the Board know how you feel. There were issues which they decided on tonight, but this Board does not act quickly on a lot of things because they want to make the best decision for the community.*

Ms. Johnnie Gibb stated you have a new Board which has begun to put timetables on things to make sure they adhere to the new procedures and doing business.

A resident asked about the security guard. What happened to the security guard? *Mr. Meeks responded the security guard was for show and paid by US Homes.*

A resident stated US Homes lied to all of us and told us it was going to be a gated community and it is not.

Mr. George Maderos stated as far as the gate this was for show from US Homes. The reason it was taken down was someone broke the wood. I think we should put the gate back up and if we have to take it down later so be it. *Mr. Meeks responded what is our legal repercussion? We were told it is illegal to put them up.*

*The Board and staff further discussed putting up the gate and the need to have legal information and not be liable.*

Ms. Millie Maderos stated I went on the website Northwood by Pasco and nothing was updated. My question is the company Webspan who was supposed to be updating all the

information. *Mr. Meeks responded the website is not us. It is a HOA issue. Mr. Wenck stated the HOA is responsible for the website and at the last meeting they voted to have a company redo the website and one of the HOA board members agreed to keep it up to date.* Ms. Maderos stated in February there was a BBQ in the pool area and the CDD Board needs to know a resident was not able to use the pool.

Mr. Dale Eber stated the pond in the front has become a garbage dump. *Mr. Mendenhall asked which pond? Mr. Eber responded the one on the right as you come in and Mr. Mendenhall stated he will contact the people.* The valve cover is still broken.

Mr. Ken Demerjian asked why did you not get quotes from security companies who offer both armed and unarmed? We could save money. I think we still need a maintenance person to take care of the problems stated. On the ID cards why not look at purchasing the equipment and doing the ID cards on site.

*The Board and staff further discussed the ID card idea from the resident.*

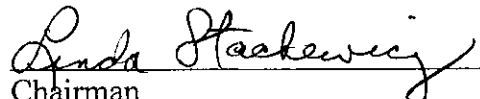
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being not further business,

On MOTION by Mr. Meeks seconded by Ms. Stachewicz with all in favor the meeting was adjourned.

  
Secretary

  
Chairman