

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 Tuesday March 6, 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 (via Telephone)
Linda Stachewicz	Vice Chairman
Eric DaGama	Assistant Secretary
David Wenck	Assistant Secretary
Barbara Cruz	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Tracy Robin	District Attorney
Numerous Resident	

The following is a summary of the minutes and actions taken at the March 6, 2007 Northwood Community Development District meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Manager's Report

Ms. Cruz asked is the waste collection \$9.34?

On MOTION by Mr. Meeks moved to change to Waste Aide with original proposal and Ms. Cruz seconded the motion.

Mr. DaGama stated I have concerns with switching waste collection companies.

Ms. Daly stated we have problems with the garage trucks.

A resident asked other than the oil what else do we have?

Mr. Mendenhall responded I have heard complaints about the oil stains.

Ms. Cruz stated there were other things like pick up days and the recycles. They had a very shaky start.

The Board and staff further discussed the problem with Waste Management.

On VOICE Vote with Mr. Meeks, Ms. Stachewicz and Ms. Cruz voting aye and Mr. DaGama and Mr. Wenck voting nay the prior motion was approved.

On MOTION by Mr. Wenck seconded by Ms. Cruz with all in favor terminate Waste Services contract to coincide with Waste Aide was approved.

Mr. Meeks moved to have Waste Services repair the streets through a letter by counsel and was seconded by Ms. Cruz.

Mr. Robin stated I did not hear about the nature of the damage except there was an oil spill on the pavement, the pavement is stained and the stain has been removed. Is this a clear summary?

Ms. Cruz responded yes.

Mr. Robin stated we have a cosmetic issue. If there is other damage you believe has occurred to the asphalt we should get your District Engineer to inspect the asphalt and tell us if the asphalt has been damaged. If you are going to do down the path of writing a demand letter, this is a precursor to litigation for filing a legal claim lawsuit against the company. The way the court deals with things like this is based on the amount of the damages. There has to be a way to establish damages. Establishing damages based on cosmetic issues like the stain is virtually impossible. Establishing damages based on an engineer who has studied or looked at the asphalt and says whatever was spilled has reduced the life of the street in this area, has caused decay and damage in the chemicals structure of the asphalt, this is a different kind of damage you can quantify and the engineer can say how many square feet of pavement is affected, what are the options to fix it and how much it will cost. If this is leading toward going to court and if the garbage company does not voluntarily come in and fix it to your satisfaction, then we need to have the damages quantified and it needs to be done as early as possible because this will be your proof with the judge. This is how this works.

Ms. Cruz asked should we have a point of reference where we say they fixed this much and even though it is not going to be to this level but it is cosmetic, let us stop there?

Mr. Robin responded yes and we can write and stop there. Until you file the suit you can stop anywhere you want. Sometimes when you get into a lawsuit, there are places where you cannot drop the suit.

Mr. DaGama asked do we have legal recourse on a street we do not own?

Mr. Robin responded this is a good point, it is a county street. I am thinking it is a District street.

The Board and staff further discussed Waste Services coming out again to treat the stains.

On VOICE vote with all in favor the motion to have Waste Services repair the streets was withdrawn.

On MOTION by Ms. Cruz seconded by Mr. Meeks with all in favor the motion to terminate Waste Services was rescinded.

On MOTION by Ms. Cruz seconded by Mr. Meeks with all in favor notice Waste Services to be noticed a final time to clean the stains off the streets using the proper chemical and a representative from the community present was approved.

Mr. Mendenhall stated I will contact Waste Services to see when they will be able to clean the streets.

SECOND ORDER OF BUSINESS

Consideration of Management Service Proposals

Mr. Robin stated I have taken the grand totals from everybody's score sheet, added them up and the one with the most points is DMS with 98 and second highest is Severn Trent with 81 points, Rizzetta scored 78 and Wrathall scored 79.

Mr. Meeks asked is a motion required?

Mr. Robin responded yes. The Board needs to address your financial services contract which is with Rizzetta. There is a decision to be made about who is going to be your continuing financial services advisor.

Questions asked by Mr. Meeks were inaudible.

Mr. Robin responded with one exception. I would point out to the Board, Rizzetta has all of the historical institutional knowledge about the Assessment Methodology and is responsible for establishing the methodology for the District.

Mr. Meeks asked is this transferable?

Mr. Robin responded yes, you can terminate and transfer. You lose the institutional knowledge when you make these changes.

Ms. Stachewicz responded we are currently paying Rizzetta \$5,500 a year.

Ms. Cruz responded you will be paying two companies for the same thing.

Mr. Robin responded no, it is not the same service. You have two separate contracts now. You can retain DMS on the management side and defer the decision about financial services.

Ms. Stachewicz stated DMS included in their one umbrella quote this is in their \$51,500.

Mr. Robin stated you can negotiate a reduction in this part if you chose to do this; you will not have to pay for it twice.

Mr. Mendenhall asked Mr. Robin is the Board bound to choose the highest ranked firm?

Mr. Robin responded no. The Board has the ability to choose the firm it decides is the most qualified to provide these professional services and at the best price.

Mr. Wenck moved to keep Severn Trent as the District Management Service and Mr. Meeks seconded the motion.
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The Board, staff and audience comments were heard on the motion and the qualifications of the management service proposals.

Ms. Cruz asked how do you motion something which was already decided by numbers?

Mr. Robin responded to clarify this question the process the Board used was not a low bid process which you would on your landscape contract, the lowest responsive bidder. For professional consultants you can chose a process which allows you to select the one you think is the most qualified.

Ms. Cruz asked why did we bother having this?

Mr. Robin responded for the Board to use in ranking the proposals.

On VOICE vote with Mr. Wenck and Mr. DaGama voting aye and Ms. Stachewicz and Ms. Cruz voting nay the motion resulted in a tie vote.

Ms. Cruz moved to accept the points by the qualifying sheet which was created by the Board and seconded by Ms. Stachewicz with Ms. Cruz, Ms. Stachewicz, Mr. DaGama voting aye and Mr. Wenck voting nay the motion passed.

Ms. Stachewicz stated we are severing the contract with Severn Trent and hiring DMS. We ask this to take place through our counsel who will need a neutral party to make the transition and to make it as appropriate whether it is 30 or 60 days.

Mr. Robin stated I have to look at Severn Trent's contract. It is probably a 60 day termination; we will give notice to everyone.

Mr. Mendenhall stated we contacted four companies, two companies responded and the other two companies did not submit a quote. The sheet distributed to you provides the cost on a seasonal basis for the summer months and winter months.

Ms. Stachewicz asked what is the current rate for Sun Shine Pools?

Mr. Mendenhall responded is \$4,035.68 for the winter months and \$5,949.31 for the summer months. If you look at overall price, Sun Shine Pools is the best ranked, Sharper Image is the cheapest cost and H2O is the highest cost.

The Board and staff further discussed the pool companies and the overall price from each proposal.

On MOTION by Mr. DaGama seconded by Mr. Wenck with all in favor District Manager was authorized to contact Sun Shine Pools and request they beat the price of Sharper Image Pools.

Mr. Mendenhall stated the Board requested I check with CIS to see if they can alternate their work hours and shifts. They cannot do this on a day to day basis due to liability issues. He mentioned he could switch to different hours for a particular time period; he calls it impact deployment. They cannot do a complete random schedule.

The Board authorized me to get the pillar repaired in the front for \$1,500 and I was able to get it repaired for \$225.

There is an issue with the company doing the pressure washing and wall painting. American Sandblasting & Painting Company is the company we decided to go with. I came out to check on their progress and found the gentleman pressure washing in the middle of the boulevard which was not what they were instructed to do. American Sandblasting & Painting Company submitted a new proposal for the Board to consider.

On MOTION by Ms. Stachewicz seconded by Mr. DaGama with all in favor American Sandblasting & Painting Company quote for \$16,350.00 was approved.

Mr. Mendenhall stated I received the Aegis Contract. Mr. Robin has reviewed it and made some changes to it.

Mr. Robin stated I marked up the service agreement from a legal perspective which needs to be changed if the Board is going to enter into this contract. I made some modifications primarily to the release and indemnify provisions. My comments do not require action by the District.


The Board and staff further discussed the security agreement from Aegis.

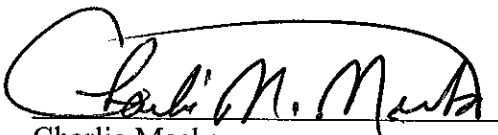
NINTH ORDER OF BUSINESS

Adjournment

There being not further business,

On MOTION by Stachewicz seconded by Ms. Cruz with all in favor continue the meeting to Monday, March 19, 2007 at 7:00 p.m.


Andrew Mendenhall
Secretary


Charlie Meeks
Chairman