

NORTHWOOD HOMEOWNERS ASSOCIATION

Managing Agent – Communities of America, Inc

P.O. Box 2608

Valrico, FL 33595

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 1, 2007

Pursuant to duly given notice, the Board of Directors meeting for the Northwood Homeowners Association, Inc. was called to order by Barbara Cruz, President, at the Publix 2nd Floor Conference Room, 1290 CR 581 in Wesley Chapel, FL on March 1, 2007 at 6:38pm.

ROLL CALL: Directors present: George Ayetin, Maria Brockway, Barbara Cruz, Gloria Eber (7:20 pm), Sharmaine Edginton, Romuald Jadotte, Linda Stachewicz. and David Wenck.

Directors Absent: Andy Mendenhall

Rick Pitrowski from Communities of America (COA) was also present.

Several residents present.

APPROVAL OF MINUTES: Minutes for February 2007 reviewed. Discussion regarding accuracy of Board member and resident's comment section. Motion by Linda Stachewicz to approve February 2007 minutes with said revision. Second by David Wenck. Motion passed 7 – 0. (Ms. Eber was not present for this vote).

CHANGE OF MEETING DATE: Request by board member Andy Mendenhall to change meeting day, since his schedule will not enable him to attend any of the meetings. David Wenck motions to change the meeting day. There were no other members interested in changing the day. Motion failed from lack of interest.

Article VII, section 1a gives the Board the power to declare Andy Mendenhall's position, as a member of the Board, vacant since he has missed three (3) consecutive regular meetings. Additionally, by email, Mr. Mendenhall has notified the board that the conflict with his schedule is ongoing and he would not be able to attend any of the meetings on its current day. Romuald Jadotte motions to have member position vacated, Sharmaine Edginton seconds the motion. Motion passed 4-3. (Ms. Eber was not present for this vote).

BOARD MEMBER RESIGNATION: Maria Brockway announced that she can no longer function in the role of secretary but will remain on the HOA board as a director.

Barbara Cruz asked if someone on the board would be willing to take Ms. Brockway's position as Secretary. Sharmaine Edginton volunteered. Linda

Stachewicz motions to elect Ms. Edginton as Secretary, Romuald Jadotte seconds the motion. Motion passed 4-1-1 (4 yeas, 1 nay, and 1 abstain).

MANAGEMENT COMPANY PRESENTATIONS (for COA replacement):

The first presentation as a possible replacement for Communities of America was Community Association Management Services (CAMS). Brian Howell, Regional Manager, highlighted some of the benefits of choosing his company. The monthly cost of service to manage Northwood is four dollars (\$4.00) per door. They currently manage fifty-four associations. Ninety eight percent of properties CAMS manage are single family homes with condominiums representing the remaining two percent. In addition to the standard service provided by most managing companies, CAMS offer regular community training and workshops for all Board members of the communities they represent. A full-time event planner, ability to produce association newsletters, oversees the scheduling of community contractors (vendors); bimonthly community inspection and 24-hour emergency response time are just some of the other services CAMS provide. District Management Services (DMS) is CAM's sister company and are both well-versed in community association management.

Ian Slement of Property Group of Central Florida, Inc. presented before the board. The monthly cost of service to manage Northwood is also four dollars (\$4.00) per door. Property Management Group services approximately 40 condominiums and Homeowners Associations, with roughly 6 subdivisions about the size of Northwood. Some of the benefits of choosing Property Group include: Automated letter writing process, bimonthly community inspection, up-to-date monthly financial statements, weekly check cuttings, and provides help in creating a practical approval process for such things as painting a house from a pre-approved color wheel so that homeowners don't have to wait 30 days for an approval. 24 hour emergency service, maintaining official records, and Annual corporate filing are other services provided by Property Group of Central Florida to name a few.

George Ayetin requested that Rick Pitrowski provide us with the number of how many violation letters on average are sent out monthly in order to quantify the a la cart cost of additional services provided by both management companies.

Barbara Cruz asked the board if we were willing to meet again in two weeks on March 15th to review the information presented by the two groups and to render a decision. David Wenck asked how it came to be that CAMS and Property Group came to present before the board. He suggested obtaining additional management company through RFPs. Maria Brockway motions to put out RFPs

for additional management companies with the follow-up meeting to be held March 15th @ 6:30 pm. David Wenck seconds the motion. Motion passed 8-0.

MANAGING AGENT'S REPORT: Rick Pitrowski reminded the board that Nationwide did not renew the association's insurance policy. Mr. Pitrowski is seeking quotes from other companies since the policy expires on March 29. He recommends that the board not carry property coverage (walls, entrance way, etc.) since the association does not really have any property of concern and some areas previously covered falls under the CDD responsibility. He stated that the association really only needs a liability coverage.

Barbara Cruz requested that the board be updated in two weeks (by the 15th) regarding the status of coverage replacement. Mr. Pitrowski indicated that he would have the information much sooner.

Mr. Pitrowski provided Barbara Cruz with a printout of all community issues both open and closed involving residents who are in litigation, violation etc. Barbara Cruz inquired about having the documents scanned into CD or PDF format in order to provide the rest of the board with copies.

Rick Pitrowski asked that Ms. Cruz return the printout to him so that he can scan the document and send it back to the entire board electronically. Ms. Cruz requested that the printout be returned to her upon completion.

APPROVAL OF FINANCIALS: Compiled financial statements for the period ended January 31, 2007 was reviewed. George Ayetin motions to accept the financials, Maria Brockway seconds. Motion passed 8-0.

NEW BUSINESS:

DRB: Maria Brockway stated that all DRB meetings are posted on the bulletin board and are held on the same day as the regular board meeting from 6:00-6:30 pm. She also stated that the covenant allows for three (3) DRB members and any increase could be brought up at the annual meeting for a community amendment to the covenants. Ms. Brockway is waiting to hear back from DRB member Matt Mullen on whether he will be resigning due to employment demands.

From a previous miscommunication stemming from a conversation between Barbara Cruz and attorney John Ellis, Ms. Brockway clarified that according to the covenants, she is able to maintain her position as a DRB member, but is not able to fine residents. Any board member can sit on the DRB so long as the committee is not fining. She also clarified that the DRB committee has never fined anyone; the committee simply approves or denies requests.

Ms. Brockway presented to Barbara Cruz a list of DRB approval and denial requests dating back to December 2004. In terms of recent DRB requests, Ms. Brockway stated there were 13 requests of which 11 were approved and 2 were denied.

Creation of committee to fine residents that continue to violate HOA rules: Barbara Cruz asked if there was a motion to create a fining committee. The committee would consist of resident members only with no affiliation to the HOA board and its members. It was noted by Mr. Pitrowski that it would be difficult to implement such a committee into a community that is already established. No motion was made. Motion failed.

Newsletter: Ikare's contract expires in May. Discussion and consideration on seeking another publisher who would obtain advertisement by outside vendors to advertise in the community newsletter as a way of raising funds for the HOA. Barbara Cruz asked if there was a motion to consider outside vendor advertisement. Motion made by Romuald Jadotte to consider outside vendor advertisement and seek possible new publisher. Linda Stachewicz seconds the motion. Motion passed 8-0

Barbara Cruz reminded the board of the importance of submitting newsletter articles and that the new articles are due April 1st for the May/June publication.

CIS Reports: A board member requested that all HOA members receive the critical intervention services (CIS) reports. Board members who also serve on the CDD board receive the reports. Sharmaine Edginton motions to have all HOA members receive the CIS reports. Linda Stachewicz seconds. Motion passed 8-0.

Social Committee: Barbara Cruz reviewed the dates, which are also listed in the newsletter, for all upcoming social events. Wesley Chapel community newspaper will advertise all of Northwood's social events at no cost to the community. The Laker newspaper will run the event ad for \$60 one week before the event. Other Medias such as Bay News 9 and the Tampa Tribune will be contacted in hopes of being mentioned under their community events section. Linda Stachewicz motions to approve \$60 for advertisement with the Laker. Maria Brockway seconds the motion. Motion passed 8-0.

The board discussed having an Easter Egg Hunt for the children at Caladesi Park. After the board confirmed funds were in the budget for this event, Maria Brockway motions to have the Easter Egg Hunt. George Ayetin seconds the motion. Motion passed 8-0.

Consideration for the creation of a banner for the Yard Sale was tabled until further investigation into finding the existing banner is conducted.

The board discussed the creation of a banner for the Community Bazaar. The estimated cost was said to be less than \$100. Linda Stachewicz motions to create Community Bazaar banner. Romuald Jadotte seconds and the motion passed 8-0.

CDD Meeting: Barbara Cruz reminded everyone that the next CDD meeting is on March 6th and urged residents to attend.

OLD BUSINESS:

Website: Romuald Jadotte updated the board on the status of creating Northwood's new website. Mr. Jadotte stated that the URL for the website is the same as the old one and by adding forward slash index1; it will take us to the new site. He asked that the board visit the site and provide input. He noted that what is currently on the website is only the first phase of the project. The second phase will consist of adding forms, surveys etc. Mr. Jadotte stated he is finished with phase one and is awaiting board's approval to begin phase two. Maria Brockway motions to move forward with phase two of creating electronic entry and survey forms. Sharmaine Edginton seconds the motion. George Ayetin raised concerns over the fact that not all board members have seen the new site and asked that time be allotted for all members to visit the site. Maria Brockway amended her original motion to move forward with phase two after all board members have had an opportunity to look at the new website and provide input by Thursday, March 8th. Sharmaine Edginton seconds the motion. Motion passed 8-0.

Romuald Jadotte was asked to send a confirmatory email on Friday, March 9th regarding board response and to confirm that the website is live.

Vote on Resident Edginton Matter: Barbara Cruz asked if there was a motion to continue the process of mediation/litigation or to stop the process. David Wenck motions to allow the issue to move forward with mediation. Maria Brockway seconds the motion. Motion failed and was tabled due to a tie. 3 yeas, 3 no, 2 abstain.

BOARD MEMBER AND MANAGER COMMENTS:

David Wenck stated that it is important that the board understand what the issue is. Mr. Wenck raised concerns about the board's failure to support the DRB with the Edginton's issue and worries that it will open the DRB to scrutiny and possibly requiring the board to look at past DRB decisions.

Maria Brockway feels that the board needs to support the decision of the DRB for fear that residents with past denial will come before this board to have their issue

reviewed. She feels that by not supporting the DRB says that all the work she has done for the past two and a half years has been worthless.

Barbara Cruz reminded the board that the issue has to be put to a vote on whether to move forward or not.

Rick Pitrowski stated that not moving forward with mediation could put this organization at risk and could affect future denials.

Linda Stachewicz stated that every business and government agency need some flexibility and understand that there may be compromises and variables in any decision making process. It should only be that the other 639 homes should care for their homes as the Edginton's have demonstrated.

George Ayetin stated that if the resident was not a board member he would know how to vote. However, because of this fact, Mr. Ayetin raised concerns about perception and how it could be viewed as an exception being made for a board member if it does not go to mediation.

Gloria Eber stated she was not afraid to review past decisions if it became necessary and feels the association monies should be better spent instead of spending it on legal fees regarding this issue.

Sharmaine Edginton stated that many residents present tonight were not privy to all of the information regarding the case which was presented at a prior meeting and raises concerns that it is being projected as if we the homeowner just broke the rules of the association. What is not being said is that we attempted to contact the board on numerous occasions about the denial request prior to painting our house without ever receiving a response.

Following much discussions between board members with some varying comments by some residents on the issue, David Wenck resigned his position on the board. The remainder of the agenda was not discussed, meeting ended.

PRIOR BOARD OLD BUSINESS: Not discussed, meeting ended.

Mailboxes:

Garage Sale:

Crime Watch:

RESIDENT COMMENTS: Meeting ended

NEXT MEETING: The next meeting will be held April 5, 2007 at the Publix on Bruce B. Downs and State Road 56 at 6:30pm.

ADJOURN: Linda Stachewicz motions to adjourn the meeting, Barbara Cruz seconds. Motion passed 5-0 (3 members no longer present). The meeting was adjourned at 9:35pm.

Respectfully Submitted: _____
Sharmaine Edginton
Secretary