

DALTON WOODS HOMEOWNERS' ASSOCIATION OF OCALA, INC
2012 ANNUAL MEETING
OCALA POLICE DEPARTMENT
402 SOUTH PINE AVE., OCALA, FL

Thursday, January 19, 2012

1. A total of 109 owners were present. This met the Florida Statute 720.306 requirement to have thirty percent (30 %) of the members in good standing (46 members total) (8 members had their voting rights revoked as per FS, leaving 152 members in good standing eligible to vote) present or represented by valid proxies to constitute a quorum. This included 27 members present and 82 proxies given.

The Roll Call and verification of quorum was conducted by Wendy Thrower, Bosshardt Property Manager. No member had more than 5 proxies.

2. The following Board Members and Bosshardt Property Manager were present:

Don Gulling, President	Tony Curtis, Director	John Miller, Secretary
Karen Cunningham, Treasurer	Robert Hipke, Director	

Wendy Thrower, Bosshardt Property Manager

3. Nominations for 3 Director positions (2- two year terms and 1- three year term) were made from the floor prior to the meeting in accordance with the By-Laws, Article 5. The nominees were:

Michael Davenport	John Miller	Jennifer Portero
-------------------	-------------	------------------

4. The 2012 Annual Meeting was officially convened by Board Secretary, John Miller at 7:18 pm. Don Gulling, President took over upon his arrival at 7:20pm.

5. The proof of mailing of the meeting notice 14 days before the Annual meeting in accordance with the By-Laws Article 3 was certified by Wendy Thrower. The mailing date was December 29, 2011.

6. With only 3 candidates for the 3 Director positions, Janet Henson made a motion to dispense with a secret ballot and conduct a voice vote. David Brady seconded the motion. There were 109 " Yes" votes for each of the 3 candidates.

8. President Gulling and John Miller presented a discussion on the proposed changes to the Bylaws. Information as to the specific changes was include in the mailing announcing the Annual Meeting. After a short discussion a motion was made by Josh Klugger to approve the changes as present. It was seconded by Don Wills.

There were 109 " Yes" votes to approve the changes. In accordance with the Articles of Incorporation, a majority of the owners (73 votes) is required to approve the changes. The changes to the Bylaws were approved.

9. President Gulling and John Miller presented a discussion on the proposed amendments to the Declaration of Covenants and Restrictions. Information as to the specific changes was include in the mailing announcing the Annual Meeting.

A question was asked if the vote on the changes would be as a total package or by each change. The response was that the vote is for all the proposed changes.

There was a discussion concerning the wording of Article VII ARCHITECTURAL REVIEW, Section 8 ARB Standards and Guidelines - Enforcement of ARB Standards and Guidelines. President Gulling present a rationale for the wording and the need for enforcement. There was disagreement over the wording by 3 members.

John Miller stated that at the time of the meeting he had collected 108 member signatures on a voting petition consenting to the changes in accordance with “The Declaration Of Covenants and Restrictions, Article X. Amendments to Declaration, Section 1. General Amendments. This Declaration may be amended only by the affirmative vote or written consent of the Members having not less than two-thirds (2/3) of the votes of the Membership.” The required number to approve the amendments is 102 members in good standing (2/3 of 152 members). The changes have been approved.

10. During the open discussion, there was concern expressed about the dead tree on private property adjacent to the entrance road. The board agreed to get a status on a time frame for removal.

11. The meeting adjourned at 8:50 pm.