

DALTON WOODS HOMEOWNERS' ASSOCIATION OF OCALA, INC  
2015 ANNUAL MEETING  
OCALA POLICE DEPARTMENT  
402 SOUTH PINE AVE., OCALA, FL

Thursday, February 25, 2016

1. A total of 64 owners were present or represented by proxy ( 21 Owners & 43 proxies) . This met the By-Laws requirement to have thirty percent (30 %) of the members in good standing (46 members total) (5 members had their voting rights revoked as per FS, leaving 155 members in good standing eligible to vote).

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

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

Chris Roszkowiak, President      Julian Sinisterra, Vice Pres.      Adriana Castano, Treasurer

John Miller, Secretary      Mike Davenport

Tabatha Ward, Bosshardt Property Management

3. Nominations for two Director positions (three year term) was made from the floor prior to the meeting in accordance with the By-Laws, Article 5. The nominees were: Tracy Earl, Adrianna Castano, John Miller and Terry Moore. Don Wills motion to close nominations was seconded by John Leschak and approved.

4. The 201 Annual Meeting was officially convened by Chris Roszkowiak, President at 7:10 pm.

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 Tabatha Ward. The mailing date was January 19, 2016.

6. A motion to dispense with the reading of the 2015 Annual Meeting minutes was made by Mike Davenport, seconded by John Miller and approved.

7. Written ballots were cast by the 64 owners present. The results were as follows:

Adrianna Castano - 28 votes   Tracy Earl - 26 votes   John Miller - 50 votes      Terry Moore - 27 votes

Adrianna Castano and John Miller were elected to 3 year terms.

The votes were counted and verified by 2 owners

8. New Business

a. John Miller explained the Florida requirement in FS 720 that requires an insurance policy or fidelity bond for all persons who control or disburse funds of the association, recommending that membership waive the requirement as allowed in the statute. A motion was made by Sharon Brietenbacker and seconded by Terry Moore to waive the requirement.

The vote was approved as follows: 42 votes to Waive the requirement   20 votes opposed to waiving the requirement.

b. John Miller explained the need for volunteers to constitute a "Fine Committee" as per FS 720. The following owners volunteered: David Brietenbacker, James Eatmon, Terry Moore, Don Wills

9. Open Discussion:

a. Sharon Brietenbacker asked for clarification of Landscape requirements for owners who remove/replace the original landscaping that was approved at the time of new house construction. The Board did not have an immediate answer, agreeing to research the governing documents and provide feedback.

b. John Elfring discussed a recent speeding incident in the neighborhood and provided a letter from his wife with the details. A neighbor's car was nearly hit by a speeding teenager who swerved to miss the car and hit a mailbox, destroying the box.

Several other residents expressed concern about the the problem, pointing to offenders on their streets. The 2016 budget provides funds for contacting with the Marion County Sheriff's Office for a traffic enforcement detail. The BOD will be following up on the contract in the near future.

c. The problem of overnight parking on streets was discussed as well as owners/owner guests parking in front of neighbors homes. The Covenants and Restrictions do NOT permit overnight parking on the streets. The members were advised to notify the Community Property Manager (CAM), Tabatha Ward with the address of the offending owner so a letter can be sent to them.

John Miller explained, based on discussion with the Florida State Police, that a vehicle parked in the wrong direction to the flow of traffic that causes a traffic accident would result in the vehicle owner receiving a traffic ticket/fine as well as the owner of the property where the vehicle was parked. Ron Averback suggested that when a neighbor's vehicle or neighbor's guest vehicle is parked in front of a member's house, the owner report the incident to the Marion County Sheriff's Office so there is a record of reasonable effort by the owner to correct the problem in case of an accident.

10. Mike Davenport's motion to adjourn was seconded by Sharon Brietenbacker and approved. The meeting adjourned at 8:15 pm.

John Miller, Secretary  
Dalton Woods Homeowners' Association of Ocala, Inc