

DALTON WOODS HOMEOWNERS' ASSOCIATION OF OCALA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Thursday November 17, 2011

BOARD MEMBERS PRESENT: Don Gulling Robert Hipke, Karen Cunningham, Tony Curtis and John Miller

MANAGEMENT PRESENT: Wendy Thrower, Bosshardt Property Management, Inc.

LOCATION: Bosshardt Property Management Office

NEXT MEETING DATE, TIME AND LOCATION: December 15, 2011, 7pm at Bosshardt Property Management Office

I. Call Meeting to Order

The meeting was called to order at 7:00pm by President Don Gulling.

II. Establish Quorum

A quorum was established with 5 members in attendance.

The Board approved the minutes of the September 22, 2011 BOD MEETING

III. Reports

TREASURER'S REPORT – Karen Cunningham gave the Treasurer's Report on behalf of the Association. Expenses for the month of October were \$3,676.92. The total cash on hand in the Alarion account is \$36,636.35.84 The Road reserve fund at Alarion Bank has one CD for Road Reserve totaling \$113,993.00.

The second half of the Road reserve is funded (\$9,060.00) and will be reflected in the CD total next month (November)

ARB ACTIVITY REPORT – The ARB approved 2 applications and disapproved 1 application at their meeting earlier this evening.

MANAGEMENT REPORT – Wendy provides weekly status reports from her site inspections..

IV. Old Business

VACANT DIRECTOR POSITION - The Board appointed Tony Curtis to the unexpired term of the Director position formerly held by Tom Northey

SMITH FENCE LETTER - The Board reviewed the owners letter and directed Wendy to notify the owner that the fence was not installed as approved by the ARB and it must be moved to the approved location.

IV. Old Business (continued)

COMMUNITY PARK - The Board approved over seeding of the park at a cost not to exceed \$100.00..

TRASH VENDOR - The Board noted that Florida Express Environmental is still picking up owners' trash. The violators of the Covenants will be identified and fine letters sent to them.

V. New Business

2012 BUDGET - The 2012 Operating Budget was approved, establishing the Annual Homeowners assessment at \$460.00 per owner. Wendy was directed to prepare notices with 2 payment coupons to be sent out.

2012 ANNUAL MEETING - The 2012 Annual Meeting will be January 19, 2012 at the Ocala Police Department Community Room. This is the same location as the previous year. Letters will be sent to each owner announcing the meeting

SUSPENSION OF VOTING RIGHTS - The Board approved suspending the voting rights of all owners whose monetary obligations due to the association are more than 90 days delinquent, IAW Florida Statute 720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights. Wendy was directed to send letters to those owners.

TREE TRIMMING FRONT ENTRANCE - The Board approve Authority Trees Service's bid of \$250.00 to trim trees at the Front Entrance.

VI. Board Members' Concerns/Comments

FLORIDA FRIENDLY LANDSCAPING - The Board members were presented with a packet of information. Based on a roundtable discussion of the information, the Board considers the process of implementation to be an in-depth process starting with a "Master Plan" for a detailed make-over of existing yards. Further, the ARB has oversight of the Master Plan and owners are required to submit their plan to them for review and comment.

AMENDING THE DECLARATION OF COVENANTS AND RESTRICTIONS AND BYLAWS - The Board discussed the need to amend the documents to bring them into compliance with Florida Statute and correct editing problems from the original documents. This item will be on the agenda for the December BOD meeting and the Annual Meeting January 19, 2012.

Meeting was adjourned at 8:12pm by Don Gulling