

DALTON WOODS HOMEOWNERS' ASSOCIATION OF OCALA, INC.
BOARD OF DIRECTORS MEETING MINUTES
Thursday December 13, 2011

BOARD MEMBERS PRESENT: 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: TBA

I. Call Meeting to Order

The meeting was called to order at 7:00pm by Acting President John Miller.

II. Establish Quorum

A quorum was established with 4 members in attendance.

The Board approved the minutes of the November 17, 2011 BOD MEETING

III. Reports

TREASURER'S REPORT – Karen Cunningham gave the Treasurer's Report. Expenses for the month of October were \$3,704.87. Cash on hand in the Alarion account \$23,871.48 The Road Reserve \$123,053.00.

ARB ACTIVITY REPORT – No ARB approvals since November report.

MANAGEMENT REPORT – Wendy provided latest copy of weekly status reports from her site inspections..

IV. Old Business

SMITH FENCE - Owner appeared at meeting and agreed to relocate to the approved location. The disapproval of an ARB request for tree removal was discussed and the owner agreed to get an Arborists recommendation the need condition of the trees.

ACCOUNT FOR LOT 1B-5 - Karen Cunningham agreed to contact the owner and assist in resolution

SUSPENSION OF VOTING RIGHTS - Eight owners' voting rights have been suspend for delinquent accounts

ANNUAL MEETING - The 2012 Annual Meeting notice was approved for mailing before December 24, 2011.

PROPOSED AMENDMENTS TO DECLARATION OF COVENANTS & RESTRICTIONS & BYLAWS - The BOD reviewed the proposed changes and approved moving forward with this action. The proposed changes will be included in the Annual Meeting notice packet and will be presented at the meeting.

V. New Business - None

VI. Board Members' Concerns/Comments

COMMUNITY PARK - The mounting for the security light at the park needs repair.

Meeting was adjourned at 8:15 pm by John Miller