

July 15, 2020 Minutes of the
Dalton Woods Homeowners' Association, Inc.
Approved at the 9/24/20 meeting

Tracy Earls, President/Treasurer

Tom Northey, Vice President

Gina Downs, Secretary

Joni Hoffman, Director and Architectural Review Board

John Elfring, Director

Toni Sponheimer CAM with Leland Mgmt.

Residents monitoring via phone: Stacy Hess

Motion to approve minutes of Oct 23rd, 2019 by Tom Northey, **second** by John Elfring. **Passed unanimously.**

Discussion of financial reports. Questions asked about the designations at the end of the line on aged receivable report. CAM Toni Sponheimer reports that (PP) is for payment plan.

Violations process discussed. Board members like the new format that includes photos of violations. Need to be able to see entirety of report as there are missing column on the right margin of each page. CAM Toni Sponheimer will review and find a way to include ALL comments/data.

Gina Downs to provide full name for homeowner on 48th Place Rd who may be interested in joining the architectural review board (ARB). ARB chair, Joni Hoffman wants to add a member.

Removal of damaged/leaning tree and stump as well as existing stump was discussed. **Motion** by Tom Northey, **second** by John Elfring to require written commitment for \$650 tree removal, stump removal, clear away all resulting

debris tree to sod bare areas. Current landscaper will do the work. **Passed unanimously.**

Next, disappointments aired concerning unclear bids for power washing front entrance and park areas. Several thought the bids were not comparing 'apples to apples'. *Board members urged to suggest an itemized list for power washing needs for these two common areas. These suggestions will be submitted to chair, Tracey Earls and she will put together a new request for bids. CAM Toni Sponheimer was instructed to add Glen Biggs to the bidding list.*

Motion by Tracey Earles and **second** by Gina Downs to move ahead with replacement of 23 rotors and 9 misters provided the bid is \$300 or less, and higher quality heads such as Hunter are included in the bid. **Passed unanimously.**

Materials were submitted to board members regarding attorneys to replace our current law firm. CAM Toni Sponheimer mentioned John DeMossy law firm in Orlando which specializes in homeowner associations. She has worked with them on behalf of numerous communities and has a good working relationship with them. **Motion** by Gina Downs and **second** by Joni Hoffman to hire John DeMossy law firm. **Passed unanimously.**

Motion by Gina Downs, **second** by Tracy Earls to put a \$500 threshold on expenditures for safety and/or unexpected maintenance items without prior board approval. **Passed unanimously.**

Motion by Gina Downs with a **second** from John Elfring to update our collection policy to reflect twice yearly collections of HOA fees, due Jan. 1 and July 1. **Passed unanimously.**

Board members were urged to review the covenants and suggest changes/updates to be discussed at future meeting. Email those suggestions to chair Tracy Earls.

Motion to adjourn by Gina Downs with a **second** by Tom Elfring. **Passed unanimously.** Meeting adjourned.

Minutes submitted by Gina Downs on July 15, 2020.