

**Dalton Woods Homeowners' Association of Ocala, Inc.**  
**Board of Directors Meeting**  
**Wednesday, September 23, 2015**  
**Minutes**  
**APPROVED**

Board Members Present: Mike Davenport, Adriana Castano, Chris Roszkowiak, Julian Sinisterra

Board Members Absent: John Miller

Management Present: Carla De Yorgi, PCAM, Bosshardt Property Management

Location: Bosshardt Property Management, 2102 SW 20<sup>th</sup> Place, Ocala, FL 34471

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### **Call to Order**

The meeting was called to order at 6:01 pm by Chris Roszkowiak, President. A quorum was established with four (4) members in attendance.

### **Consideration of Minutes**

Mike Davenport's motion to waive the reading and accept the minutes of the June 10, 2015 meeting was seconded by Julian Sinisterra; motion carried.

### **Reports**

- Treasurer's Report – As of August 31, 2015, the Renasant Bank operating account total was \$51,702.15; Road Reserve CDs total \$193,691.71 and Common Area Reserve totals \$10,200.43; Adrianna reported the CD 8068 has been closed and the money placed in the money market account. Delinquencies were reviewed. Mike Davenport motioned, seconded by Julian Sinisterra, to waive the late fees of \$3.40 and .84. Unanimously approved. Interim manager Carla De Yorgi will ask Tabatha Ward for information regarding a payment plan arrangement with 5288 SE 44<sup>th</sup> Circle before processing late notices.
- ARB Report – Julian Sinisterra reported one application was received to remove a tree.
- Management Report – Management was asked to review the current Waste Pro contract and to seek a competitive bid for the service with approximately 90% resident participation. Days of current service are trash pickup on Tuesday and Friday AM/ recycle on Wednesday AM. Also to contact Ocala Lawn Service regarding the replacement of the annual flowers at the entrance per the contract.

### **Old Business**

- Weekly Violation Reports – Violation report was reviewed.
- Painting the Front Entrance Fence & Pillars – Following review of proposals, Adriana Castano motioned to accept the proposal submitted by Red Door for \$7,485 to remove, repair & powder coat all front entrance fence panels, contingent upon Mike Davenport obtaining satisfactory warranty information. Julian Sinisterra seconded the motion and all voted in favor.
- Front Entrance Signage – Chris Roszkowiak reported all work is completed with the exception of the horses not permitted sign.

- Owner's Fence Location - 1 Addition Street – A complaint has been received regarding the fence at 5125 SE 47<sup>th</sup> Court Road. The Board will visit the site for visual reference.

### **New Business**

- New owners of 5130 SE 44 Circle were present. A welcome letter will be sent.
- CD Maturing – fund moved to MM.
- Compliance Committee – Management will ask Tabatha Ward about the fine status of 5160 SE 44 Circle following the recent hearing.
- Drainage Pipe Repair Status/cost on 4515 SE 48<sup>th</sup> – completed.
- Marion County Water Takeover Meeting – No one attended the meeting. Management will investigate if residents who are not in the system will be charged.
- Wasps on swing set – Mike Davenport to spray.
- Correspondence – none received.

**Board Member Concerns** – "Waste Pro and owner contractors, especially tree service firms, have vehicles that are spilling hydraulic fluid on the roads. The Board will contact Waste Pro to bring the problem to their attention. An e-mail will be sent to the owners asking their help by monitoring their contractors so we can mitigate the problem."

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**Comments /Concerns from Owners** - Alternative mulch products were discussed. No action taken.

### **Next BOD Meeting**

The next Board meeting was scheduled for Wednesday, October 14, 2015. The 2016 Operating Budget will be discussed

### **Adjournment**

With no further business to discuss, the meeting was adjourned at 7:26 pm.

*Minutes respectfully submitted by Carla De Yorgi, PCAM, Bosshardt Property Management, LLC*