

Dalton Woods Homeowners' Association of Ocala, Inc.  
Board of Directors Meeting  
Wednesday, October 14, 2015

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**Board Members Present:** Chris Roszkowiak, Mike Davenport, Julian Sinisterra, John Miller

**Management Present:** Carla DeYorgi, CAM, Bosshardt Property Management

**Location:** Bosshardt Property Management, 2102 SW 20th Place, Unit 402, Ocala, FL 34471

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**Call to Order**

The meeting was called to order at 6:00 pm by Chris Roszkowiak , President. A quorum was established with four(4) members in attendance.

**Approval of Minutes**

Mike Davenport motion to waive the reading and accept the minutes of the September 23, 2015 meeting was seconded by John Miller. Motion approved.

**Reports**

Treasurer's Report - As of September 30, 2015, the Heritage Bank operating account total was \$48,694.38 ; Road Reserve CD/MMs total \$194,129.65 and Common Area CD/MM totals \$9,762.82. John Miller's motion to approve report was seconded by Julian Sinisterra. Motion approved.

ARB Report - Julian Sinisterra ARB president discussed operational issues and planned changes to insure corrective action.

Management Report - Carla DeYorgi provided a written report for the Board. Mike Davenport's motion to approve report was seconded by John Miller. Motion approved.

**Old Business**

- 1.) John Miller's motion directing Treasurer Adriana Castano to deposit the 2nd half of the road Reserve, \$10,270.00, into the Renasant MM Account 8068 was seconded by Mike Davenport. Motion approved.
- 2.) Duke Energy is repairing the drainage pipe at 4515 SE 48<sup>th</sup> Place Road. They damaged the pipe when the electrical service was installed to the house
- 3.) The work to repair and powder coat the metal fencing and repair the column bases and caps at the Front Entrance started October 14, 2015.
- 4.) BOD members met with the owner in 1<sup>st</sup> Addition whose fence is not in compliance with the setback requirements. Several options were discussed and the owner has agreed to consider the options and pursue available corrective actions.
- 5.) The BOD noted that Waste Pro has treated areas on the street where their trucks have left oil spots. Carla DeYorgi provided a proposal from another Waste Service company for pickup in the neighborhood. The Board tabled consideration.

## **New Business**

- 1.) The 2016 Annual Budget was discussed including revisions. The final Budget will be considered for adoption at the next BOD meeting. At that time the owner assessment for 2016 will be established
- 2.) The Board discussed Exterior painting at 5481 SE 44<sup>th</sup> Circle. The Board directed Carla DeYorgi to contact the owner concerning questions and colors approved on the ARB applications.
- 3.) John Miller's motion to revise the ARB Standards and Guidelines to include a form for authorization of a Variance and language noting the specified location of fencing on lots was seconded by Mike Davenport. Motion was approved.
- 4) The Board discussed the need to clean the street curb and gutters. The unsightly condition is a concern throughout the neighborhood

## **BOARD MEMBER COMMENTS**

Chris Roszkowiak discussed the Neighborhood Yard Sale scheduled for Friday and Saturday November 6 - 7, 2015. Mike Davenport indicated the AD in the newspaper will list the dates as November 6, 7 and 8. Adriana Castano is the POC for collecting the \$5.00 fee for participation.

## **COMMENTS/CONCERNS FOR OTHERS**

Owner Tracy Earl asked about Holiday Decorations at the Front Entrance. She has volunteered to coordinate the decorations. The Board expressed concern that NO tape can be used to attach lighting to the fencing. It has left damage in the past.

## **OWNERS PRESENT**

Three owners were present at the meeting.

## **NEXT BOD MEETING**

The next Board meeting is scheduled for November 11, 2015

The meeting adjourned at 8:10 pm.

Signed: John Miller, Secretary  
Dalton Woods Homeowners Association.