

Dalton Woods Homeowners' Association of Ocala, Inc.  
Board of Directors Meeting  
Wednesday November 11, 2015

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**Board Members Present:** Chris Roszkowiak, Mike Davenport, Julian Sinisterra, Adriana Castano  
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 five (5) members in attendance.

**Approval of Minutes**

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

**Reports**

Treasurer's Report - As of October 31, 2015, the Heritage Bank operating account total was \$29,369.43 ; Road Reserve CD/MMs total \$194,246.79 and Common Area CD/MM totals \$9,762.82. Mike Davenport's motion to approve report was seconded by Julian Sinisterra. Motion approved.

ARB Report - Julian Sinisterra ARB president reported 4 request in process and discussed operational changes to improve processing of requests. Mike Davenport's motion to approve report was seconded by John Miller. Motion approved

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

**Old Business**

- 1.) Funding 2<sup>nd</sup> half Road Reserve - Adriana Castano reported that the check for \$10240 was deposited in the Heritage RR MM account on November 10, 2015.
- 2.) Front Entrance Fence and Pillars Repair- Mike Davenport explained the repair process and noted that the final section will be installed within a week. John Miller expressed concern about the mold/mildew stains still showing on the column bases. Mike Davenport will have the contractor look into the repair work.
- 3.) Owner's Fence Location 1<sup>st</sup> Addition - The issue is still ongoing. The owner was present and proposed a solution to the problem. Additional information is to be provided to the Board before agreement on the solution can be approved.
- 4.) The meeting with Owner at 5481 SE 44<sup>th</sup> Circle regarding exterior painting has not been scheduled. Julian Sinisterra will coordinate

### **Old Business** (continued)

5.) The Board reviewed the proposed 2016 Annual Budget. John Miller's motion to approve was seconded by Julian Sinisterra. Motion approved. The approved Budget establishes the 2016 Annual Owner Assessment at \$480.00 per lot.

### **New Business**

- 1.) The Boarded differed a decision on painting the Front Entrance Pillar Bases & Caps
- 2.) No action was taken on the proposal of \$6,700 for power washing Street Curbs & Gutters.
- 3.) The Board discussed the upcoming requirement by Bosshardt to use an Banking Lockbox system for the Operating Account. This will require a transfer of the current account at Heritage Bank to the new bank effective January 2016.
- 4.) The Board discussed legal bills from a firm that worked on several foreclosure properties. The Board was not aware of their involvement and requested that Bosshardt management meet with the Board to explain why Bosshardt, after receiving invoices from the attorneys, did not make the Board aware of them what may have occurred.
- 5.) The Board discussed approving a color pallet for painting of house and agreed to discuss further at the Annual Meeting In February 2016.

### **BOARD MEMBER COMMENTS**

Chris Roszkowiak discussed several concerns

### **OWNERS PRESENT**

There were 4 owners present at the meeting

### **NEXT BOD MEETING**

The next Board meeting is scheduled for January 20, 2016

The meeting adjourned at 8:10 pm.

Signed: John Miller, Secretary  
Dalton Woods Homeowners Association.