

Dalton Woods Homeowners' Association of Ocala, Inc.
Board of Directors Meeting
Wednesday January 13, 2016

Board Members Present: Chris Roszkowiak, Mike Davenport, Adriana Castano, John Miller

Management Present: Tabatha Ward, CAM, Bosshardt Property Management

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

Call to Order

The meeting was called to order at 6:10 pm by Chris Roszkowiak , President. A quorum was established with four (4) Directors in attendance.

Approval of Minutes

John Miller's motion to waive the reading and accept the minutes of the November 11, 2015 meeting was seconded by Mike Davenport. Motion approved.

Reports

Treasurer's Report - As of December 31, 2015, the Renasant Bank operating account total was \$25,152.96; The new Gateway Bank Operating account has \$1,000.00 ; Renasant Bank Road Reserve CD/MMs total \$204,654.14 and Common Area CD/MM totals \$9,763.63. Mike Davenport's motion to approve report was seconded by John Miller. Motion approved.

ARB Report - The ARB has one application pending. Mike Davenport's motion to approve report was seconded by John Miller. Motion approved

Management Report - Tabatha Ward provided a verbal report for the Board. Mike Davenport's motion to approve report was seconded by Adriana Castano. Motion approved.

Old Business

- 1.) Front Entrance Painting of Pillar Caps and bases- Adriana Castano and John Miller will meet to select paint color for the painting.
- 2.) Operating Account Signatures - Gateway Bank of Central Florida - Mike Davenport and Chris Roszkowiak will complete the necessary paperwork this week to open the account.
- 3.) Owner's Fence Location 1st Addition - The owner was present and presented a bid from JNT Fencing to relocate the fence towards the back of th house a distance of 18 feet from the current location. John Miller's motion to accept the bid was seconded by Adriana Castano. Motion approved. Since the ARB erred in the approval of the original ARB request, the cost to re-located the fence will be paid by the HOA. The owner is still responsible for obtaining the necessary "variance" to comply with the Declaration and Restrictions on location of fencing.
- 4.) Annual Meeting Date - The 2016 Annual Meeting of the Owners will be held February 25, 2016 at the Ocala Police Department Community Room at 7 pm. The official notice fro the meeting will be sent out NLT than January 22, 2016. There are two (2) Director to be elected at the meeting.

New Business

- 1.) Old Operating Account Renasant Bank - The Board agreed to keep the old Operating Account (checking account) at Renasant Bank along with the Reserve accounts.
- 2.) Expiring Director Positions - Two (2) Director terms expire as of the Annual Meeting. Elections will be held at the meeting to select two (2) owners to fill the expiring terms. Owners are encourage to volunteer to be candidates for Board to fill the expiring positions.

NEXT BOD MEETING

The next Board meeting is scheduled for February 25, 2016 following the Annual Meeting

The meeting adjourned at 7:30 pm.

Signed: John Miller, Secretary
Dalton Woods Homeowners Association.