

Dalton Woods Homeowners' Association of Ocala, Inc.
Board of Directors Meeting
Wednesday
May 18, 2016

Bosshardt Property Management
2102 SW 20th Place, unit 402
Ocala, FL 34471

MINUTES

Call meeting to Order:

Meeting was called to order at 6:02pm by Julian Sinisterra,

Roll Call and Establishment of a Quorum:

All board members were present. Julian Sinisterra, Adriana Castano, and Mike Davenport were all at the meeting in person. Chris Roszkowiak was present via conference call. Also present was Nicole Arias, CAM from Bosshardt Property Management.

Reading and Approval of April 13, 2016 Meeting Minutes:

A motion was made to waive the reading of the minutes and approve them as distributed by Mike Davenport. The motion was seconded by Adriana Castano. All members of the board were in favor of approving the minutes. The minutes are approved as distributed.

Reports:

Treasurer's Report- Adriana Castano reported the balance of the accounts as of April 30, 2016. Adriana also brought the receipts for the deposits made into the Money Market accounts for the first half of 2016.

Renasant operating	\$2304.53
Gateway Bank Operating	\$45,953.38
Renasant CD 2111	\$6,559.37
Renasany CD 2236	\$18,452.38
Renasant MM 8076	\$3,205.32
Renasant Bank 8068	\$186,387.01
Assessments Recievable	(\$240.00)
TOTAL	\$262,621.99

ARB Report-Tracy Earls reported that there is currently only one pending ARB application.

Manager Report- Nicole Arias reported That 144 violations were closed since the previous meeting. The violation process was on hold with new letters and minor changes to the cam checklist in a pending status for board review. The checklist regarding violations will be changed to read that plants cannot “hang” on mailboxes. Plants around the bottom of the mailbox can be planted. In addition to the cam checklist the criteria for roofs that need to be cleaned will be added. The new criteria when checking properties is that at least 50% of the roof will need to be dirty for a letter to be issued. It is up to the owner how they handle the cleaning of the roof. Nicole has called vendors to take look at the trees in the front of the community that are causing trip hazards from their roots.

Old Business:

Sidewalk/Tree Front Entrance- A motion was made by Mike Davenport to have two vendors bid the work for three of the trees at the front of the community. Adriana Castano seconded the motion. All board members were in favor. Nicole Arias will get professional bids in regards to concrete and tree work at the entrance of the community.

Playground Equipment- The board held a conversation and decided on equipment to get bids on for the community playground. We will be getting bids for a new swing set and some outdoor fitness equipment.

New Business:

CCR violation Codes- The codes that have been previously set up will remain the same. A motion was made by Mike Davenport to revise the CAM Checklist (attached). The new CAM checklist will change the criteria for roofs. In order for a violation letter to go out regarding dirty roofs, the roof must be at least 50% dirty as seen from the road. The portion regarding planting around the base of mailboxes has been removed and “plants hanging from the mailbox” is the new wording. Adriana Castano seconded the motion. All board members were in favor.

Violation Letters- Mike Davenport made a motion to keep the letters the same and add a violation response form as a second page. Adriana Castano seconded the motion. All board members were in favor.

Vacancy on the Board- There is currently one vacant seat on the board. Mike Davenport made a motion to appoint Tracy Earls to the vacant position. The motion was seconded by Chris Roszkowiak. All board members were in favor. Tracy Earls will fill the available board position.

Board Member Concerns:

The board would like to thank John Miller for all of his hard work and dedication to the community. He recently resigned from the board and the board will surely miss him.

Last weekend was the spring clean-up at the park. A few homeowners showed up to help. A lot was accomplished, an inspection of the swing set, trash pick-up, fertilizer, watering, and sprinkler repairs were done. Thank you to everyone who came out to help.

The board discussed looking at the current insurance policy and making sure we are properly covered and make any necessary changes to insure proper coverage.

As a reminder everyone who will be using waste collection needs to call Florida Express by June 1, 2016. You also need to notify Waste Pro of the cancellation.

The next board meeting will be held on July 13th at 6pm. The location of the meeting will be at 2102 SW 20th Place, 402, Ocala, FL 34471.

With no further business to discuss the meeting was adjourned at 7:49pm.