

DALTON WOODS HOMEOWNERS' ASSOCIATION of OCALA, INC.

Board of Directors Meeting

July 13, 2016 @ 6:00pm

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

MINUTES

Call to Order:

Meeting was called to order at 6:15 pm.

Roll Call and Establishment of a Quorum:

A quorum was established with three board members present and two absent. The board members that were present were Chris Roszkowiak, Julian Sinisterra, and Tracy Earls. The absent board members were Adriana Castano and Michael Davenport. Also present from Bosshardt Property Management was CAM, Nicole Arias.

Reading and Approval of Meeting Minutes from May 18, 2016:

A motion was made by Julian Sinisterra to approve the meeting minutes from May 18, 2016 as distributed. The motion was seconded by Tracy Earls. With all board members in favor the minutes from May 18, 2016 are approved as distributed.

Reports:

Treasurer's Report- With the treasurer missing from the meeting Nicole Arias presented the monthly financials for June 2016. The account balances are as follows:

Renasant Operating	\$1252.09
Gateway Operating	\$61,753.21
Renasant CD 2111	\$6,559.37
Renasant CD 2236	\$18,452.38
Renasant 8076 MM	\$4,805.65
Renasant 8068 MM	\$196,705.69
Assessments Rec.	\$-240.00

TOTAL	\$289,288.39
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ARB Report- The ARB committee signed off on the only two pending applications at the meeting.

Manager Report- Nicole Arias Reported and presented the open violations report. She will be contacting the Fine committee to schedule a hearing for the violations that are at the fine stage. Also presented was the bid to clean the fence at the playground.

Old Business:

Tree Roots- Two bids were presented for the root pruning and removal of the dead oak at the entrance of the property. The bids were from Authority Tree Service and Ray Graham Straight Up Tree

Service. The bids came in at the same price of \$1250.00. A motion to approve the tree bid by Authority Tree Service was made by Chris Roszkowiak. Julian Sinisterra seconded the motion. With all board members in favor the motion passed. Authority Tree Service will be contacted to schedule the root pruning and dead tree removal.

Playground Equipment- A estimate from Creative Playthings was presented. Nicole Arias will be sending the information on the new playground equipment to the Association insurance Agent to see if there would be an issue if the equipment was installed.

The bid to clean the fence and curb at the playground from Biggs was presented and a motion from Chris Roszkowiak was made to approve. The motion was seconded by Tracy Earls. With all board members in favor the motion passed. Nicole will send approval to Glen Biggs and schedule the work to be done.

Insurance-A motion to approve the umbrella policy presented for an additional \$500 a year was made by Chris Roszkowiak and seconded by Tracy Earls. With all board members in favor the motion passed.

Bank Owned Property-In regards to the bank owned property that has multiple violations. Glen Biggs submitted an estimate to clean the entire property that is visible from the street. The board asked that he also supply an estimate to clean-up the landscaping. That estimate will be presented at a later meeting and decided on by the board.

The next Board Meeting will be September 14, 2016 at 6:00pm. This meeting will also be the budget meeting for approval of the 2017 budget.

With no further business to discuss the board meeting was adjourned at 7:55pm.