

DALTON WOODS HOMEOWNERS ASSOCIATION OF OCALA, INC.
BOARD OF DIRECTORS MEETING
Approved 04-13-2017

Held on: Thursday, March 23, 2017

At: 6:00 p.m.

Bosshardt Property Management, 2101 SW 20th Place, Suite 402, Ocala, FL 34471

1. Call to Order: The President, Julian Sinisterra, called the meeting to order at 6:05 p.m.

2. Establishment of a Quorum: Present and constituting a quorum were: Julian Sinisterra, Chris Roszkowiak, Tracy Earls, and Adriana Castano.

Also present: Jean Rugg, CAM, of Bosshardt Property Management.

3. Proof of Notice: Notice was posted at the entrance to the property 48 hours before the meeting as required by Statute.

4. Approval of Meeting Minutes from November 16, 2017 and February 16, 2017: The meeting minutes were previously distributed to the Board for review. The reading of the minutes were dispensed with and there being no revisions;

Chris Roszkowiak moved to approved the minutes of the November 16, 2016 meeting, Tracy Earls seconded the motion; with all in favor, the minutes of the November 16, 2016 meeting were approved as submitted. Chris Roszkowiak moved to approve the minutes of the February 16, 2017 meeting, Tracy Earls seconded the motion; with all in favor, the minutes of the February 16, 2017 meeting were approved as submitted.

5. Financial Report: Adriana Castano reported there is a total of \$52,544.13 in the operating account, of that amount the Board needs to move the semi-annual payment of \$10,270 into the road reserve account. Also according to my October 31 balance sheet there was \$196,000 in the Renasant 8068 account, and as of the February 28 statement there is \$193,356.69. There should be over \$200,000 in the account. Adriana Castano requested copies of the bank statements be sent to her, and Tracy Earls requested a copy as well.

Julian Sinisterra moved to accept the financial report as presented, and the transfer of \$10,270 from the operating account to the road reserve account, Chris Roszkowiak seconded the motion, with all in favor, the financial report and the transfer of \$10,270 to the road reserve account was approved.

6. New Business

➤ **Road Reserve/Condition**

A discussion was held regarding the 20 year road expectancy, and there being cracks in the entrance to the first addition which was started in 2005 already appearing. Chris Roszkowiak and Julian Sinisterra will contact Counts Construction to verify the current data analysis regarding remaining life years, and to provide estimates of both an overlay, and a milling and overlay.

➤ **Playground Cover**

A discussion was held regarding the new playground and the installation of a soft mulch ground cover under the swings, possible base of slide and side of monkey bars. Instructions were given to contact Glenn Biggs to price out the mulch, no pine nuggets are to be used, and to ask how often he empties out the trash cans at the playground.

➤ **New Neighbor Welcome**

A discussion was held regarding the New Neighbor Welcome Packet that was sent to the owners. Jean Rugg was requested to provide a copy of the welcome letter provided to the new residents. Questions came up about the email listing and owner contacts and who was handling this portion.

➤ **Park Unveiling Event**

A discussion was held regarding the park unveiling and Jean Rugg mentioned Ron Averbeck had asked about the clean-up of the wooded area. Jean Rugg suggested a weekend event, April 22, Earth Day for cleaning the woods, and April 23, for the Park Unveiling. Board suggested a BBQ-Pot Luck from 2 p.m. to 5 p.m. Jean Rugg was to put out to the residents through the email blast.

➤ **Call for Volunteers for Fines and ARB Committees**

Jean Rugg reported one person expressed potential interest in the ARB and was told about tonight's meeting; however, they did not attend. Currently we have three openings on the ARB, and one opening on the Fine Committee. Board members mentioned that they were aware of a couple of individuals who may be still interested, and they would contact them directly to see if they were still interested.

7. Old Business

Board requested a status report on the Aged Owner Balances Account, specifically for B17, D30, C15 and D16, and to verify we have a lien placed on B17.

Chris Roszkowaik moved to write off the late fees of \$10.15 for B02 and \$10.00 for C23 from the owner balances, Tracy Earls seconded the motion; with all in favor, removing the late fees was approved.

The mailbox by itself is no longer being produced so we need to find something else. You can buy the post and box as one unit only. Adriana Castrano liked the one Jean Rugg proposed before which was similar. We need to re-write the CNR and have a clear direction on the mailboxes. ARB to take the lead on this.

8. Board Member Concerns

Tracy Earl stated Block A1 has debris that needs to be cleared out. Can we find out who it belongs to? Adriana Castano stated we need to have the front pressure washed in the spring. We need to find out exactly what the Ocala Lawn contract covers, including mulching. There is also a tree we removed and an adequate sized magnolia tree would look nice there.

9. Resident Concerns

Donald Wills requested putting up the current meeting agenda on the website prior to the meeting so people can decide to attend if there is something they would like to hear or discuss.

10. Adjournment:

Chris Roszkowiak moved to adjourn the meeting, Tracy Earls seconded the motion, with all in favor, the Board of Directors Meeting was adjourned at 7:17 p.m.

Minutes respectfully submitted by Jean Rugg, Bosshardt Property Management, LLC