

DALTON WOODS HOMEOWNERS ASSOCIATION OF OCALA, INC.
BOARD OF DIRECTORS MEETING
Approved 7-27-2017

Held on: Thursday, April 13, 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 6:04 p.m.

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

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 March 23, 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;

Julian Sinisterra moved to approved the minutes of the March 23, 2017 meeting, Chris Roszkowiak seconded the motion; with all in favor, the minutes of the March 23, 2017 meeting were approved as submitted.

5. Financial Report: Julian Sinisterra, in Adriana's absent, reported the semi-annual payment into the road reserve account was received and is being deposited by Adriana. The check for reimbursement into the reserve account for the playground payment from the operating account as also been taken care of.

Julian Sinisterra moved to accept the financial report as presented, and Chris Roszkowiak seconded the motion, with all in favor, the financial report was accepted.

A discussion was held regarding the four properties over the \$4,000 amount in delinquencies. C-15 was dismissed according to court records, D-30 currently has a lien; D-16 need to have a lien placed on the property; B-17 was purchased by a bank and claimed safe harbor, and funds will have to be written off.

Julian Sinisterra moved to start and/or restart the lien process on the properties indicated, and Tracy Earls seconded the motion, with all in favor, the lien process on the properties indicated were approved.

6. New Business

➤ **Violations**

Jean Rugg reported there are three violations coming up to a fining stage, and one has requested a hearing. Staff will work with the fining committee for date for the requested hearing.

Board members requested to double check the corner lot for the Harris, to look at the grass issues of A-20, and there is a truck in the yard visible from the street at D-16. Also it is time for the Friendly Reminder to go out regarding Home Spring Cleaning dealing with yards, driveways, roof, street gutters and mailboxes. Four

weeks later we can start to issue violation letters on the clean-up.

7. Old Business

➤ Road Reserve/Condition Update

Jean Rugg reported she did reach out to John Miller who provided us his spreadsheet analysis, and was awaiting reply. Tracy Earls volunteered going to the county to pick up a copy of their site plan and will provide to the office.

➤ New Neighbor Welcome

A copy of the revised letter was provided in the advanced Board packet.

➤ Ratification of Playground Mulch Purchase in the Amount of \$440

Mulch of 6" to 8" was brought in for the playground set; however it appears mulch is need in the other areas as well. It may need to be thicker by the swings and slope up to the kids' swings. Ron Avenback and Jean Rugg will get with Biggs in regards to amount and placement.

Julian Sinisterra moved to ratify the playground mulch purchase in the amount of \$440, and Ron Avenback seconded the motion, with all in favor, the expenditure was ratified.

Jean Rugg was directed to reach out to Creative Playground to see if we can obtain replacement swing chains.

➤ Mailboxes

Jean Rugg reported she was still looking for companies, and did come across one which may be comparable to the existing mailbox. She was to send link to the members to review.

8. Board Member Concerns

The ARB specifications regarding tree removal and grass need to be addressed to avoid misinterpretations; ARB to take the lead.

9. Resident Concerns

None.

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 7:35 p.m.

Minutes respectfully submitted by Ron Avenback, Secretary and Jean Rugg, Bosshardt Property Management, LLC