

DALTON WOODS HOMEOWNERS ASSOCIATION OF OCALA, INC.
BOARD OF DIRECTORS MEETING

Approved 9-28-2017

Held on: Thursday, July 27, 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 6:03 p.m.

2. Establishment of a Quorum:

Present and constituting a quorum were: Julian Sinisterra, Chris Roszkowiak, Ron Averback, 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 April 13, 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 approve the minutes of the April 13, 2017 meeting, Tracy Earls seconded the motion; with all in favor, the minutes of the April 13, 2017 meeting were approved as submitted.

5. Financial Report:

Jean Rugg provided updated financials and reports as of July 27 for the Board.

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

➤ **Delinquencies**

Julian Sinisterra requested the collection's department to contact D-32 owner to find out if there is an issue with non-payment prior to sending to attorney for lien, and report back. Jean Rugg reported that as requested the attorney is following up on the lien process for D-30, C-15 and B-17. Also a payment plan has been reached with D16 who has been making payments as outlined and should be paid up within 6 months.

➤ **Violations**

Jean Rugg stated the last few weeks violation reports were included in the advanced Board packet for your review. Chris Roszkowiak stated there have been some overnight parking vehicles that need to be given violations. Jean Rugg to send out notices.

Board also request a statement be placed at the end of the violation letters to the effect of "Mission

Statement of Dalton Woods of Ocala, Inc. POA The purpose of the HOA is to maintain the appeal and safe environment of the neighborhood while encouraging property value growth.”

6. New Business

➤ Establishment of November Community Yard Sale Dates [11-3 & 11-4]

Jean Rugg stated the annual community yard sale dates are November 3 and 4 which are consistent with previous years. The Board had no objections. Jean Rugg will send out reminder for participation.

Board also discussed Fall Clean Up regarding Driveways, Street Gutters, Tree Limbs, Debris, Tree Moss. Jean Rugg to send out Notice October 1 with violations to start November 1.

➤ 4985 SE 47th Terrace Road Shed

A letter was received and forward to the Board from the firm of Andrews & Shea on behalf of Mr. and Mrs. Russo in response to the letter sent by the association on June 27 on their shed installation. According to the attorney response their client placed the shed in accordance with the request that was presented and approved by the ARB, additionally the shed has been painted the same color as the home. Ron Averback stated he understood the shed was originally placed behind the home before it was placed where it is now for its approval. He also did not realize it was not going to be entirely behind the fence. Julian Sinisterra questioned why the discrepancy was not caught by management. Jean Rugg stated I cannot answer that as I was not here at that time; however, I did discuss this situation with both Russ Desoe and Garry Griffin and both were in agreement that as the approval was given as written the Board can either come to with a compromise with the owner or allow for a variance to leave the shed where it is under certain conditions.

Following discussion, it was recommended by the Board a letter be sent to the owner stating the association is willing to pay for the relocation of the shed to comply with those already existing within the Dalton Woods community either behind fencing, by adequate screening, or minimize the visual impact. The location of the shed at its current location is not minimizing the visual impact of the shed. The relocation will also have to conform with county code.

The Board also determined that all future ARB approvals will no longer be done by neighboring individuals, and when in doubt will need a Board Member's signature.

Jean Rugg was also requested to get a copy of the Marion County tree ordinance to the Board as well as a copy of a similar ARB guidelines from other communities for the Board's reference, ie, The Arbors if possible, and the like.

7. Old Business

➤ Road Reserve/Condition Update

Jean Rugg stated during one of my site visits I did see a Middlesex vehicle in the neighborhood. I wonder if he was doing a price workup for you. Chris Roszkowiak to follow up on project.

Julian Sinisterra requested a quote for the street drain cleaning and when the last time this was done. Julian Sinisterra also asked if the road reserve transfer was completed. Jean Rugg responded that the check was provided to Adriana Castano for deposit into the reserve account.

➤ **Ratification of Tree Limb Debris Removal in the Amount of \$450**

Chris Roskowiak moved to ratify the removal of the tree limb debris in the amount of \$450, and Tracy Earls seconded the motion, with all in favor, the expenditure was ratified.

➤ **Mailboxes**

Jean Rugg reported I provided several mailbox sites for you to consider: mailboxes.com – Salsbury Townhouse Mailbox; Whitehallproducts.com have several designs; Gilbraltarmailboxes.com is the existing company who are discontinuing the current design; last is betterboxmailboxes.com.

The Board agreed on BetterBoxMailBoxes “Contemporary Decorative Cast Aluminum Mailbox \$229.00 Flag Post

Chris Roszkowiak moved approve the Contemporary Decorative Cast Aluminum Mailbox from BetterBox Mailboxes, and Tracy Earls seconded the motion, with all in favor, the motion was approved.

8. Board Member Concerns

There are several items that seem to be reoccurring in the neighborhood which need to be conveyed to the community. Jean Rugg mentioned that she recently did a mailing in another community outlining certain issues that were beginning to become problems in the area to bring them to everyone’s attention. This also allows the residents to become more aware of their surroundings and become more security conscious. Items that could be mentioned in the letter were: Mailbox numbers for ease in delivery of US mail; speeding; overnight parking; picking up pet feces; safety of community; security measures and calling the police.

Chris Roszkowiak mentioned light at playground needs to be fixed; and look into getting street sign “Please drive slowly, our children play here”

9. Resident Concerns

None.

10. Adjournment:

The next meeting was scheduled for Thursday, September 28, 2017 at 6:00 p.m. at the Bosshardt Ocala office.

Chris Roszkowiak moved to adjourn the meeting, Tracy Earls seconded the motion, with all in favor, the Board of Directors Meeting was adjourned at 8:30 p.m.

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