

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

*Approved 11-30-2018*

Held on: Thursday, September 28, 2017

At: 6:00 p.m.

Bosshardt Property Management, 2101 SW 20<sup>th</sup> Place, Suite 402, Ocala, FL 34471

---

**1. Call to Order:**

The President, Julian Sinisterra, called the meeting to order at 6:00 p.m.

**2. Establishment of a Quorum:**

Present and constituting a quorum were: Julian Sinisterra, Chris Roszkowiak, Adriana Castano, 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. Special Guest Speaker: Florida Friendly Landscaping Program**

Postponed to another time.

**5. Approval of Meeting Minutes from July 27, 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 July 27, 2017 meeting, Ron Averback seconded the motion; with all in favor, the minutes of the July 27, 2017 meeting were approved as submitted.

**6. Financial Report:**

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

Adriana Castano reported there is \$25,988 in the operating account, there is \$258,475 in the CDs and MoneyMarket accounts. Adriana Castano requested moving \$5,095 from the operating account to the Money Market Account ending 8068.

Julian Sinisterra moved to accept the financial report as presented, and moving \$5,095 from the operating account to the Money Market Account ending in 8068 and Tracy Earls seconded the motion, with all in favor, the financial report was accepted.

➤ **Delinquencies**

Julian Sinisterra requested removing the low amounts on the delinquency reports if there were for interest and one time late fees.

➤ **Violations**

Jean Rugg stated Hurricane clean ups have been hindering a lot of violations. I have sent the letter on behalf of the Association giving the County the authority to enter the development to pick up the hurricane debris. Problem is we have no idea how long or when it will be. I was told three weeks.

Board requested sending out an email regarding keeping debris off the roadways and away from the storm drains.

**7. New Business**

➤ **Front Entrance Contract with Biggs Landscaping**

Tracy Earls stated the previous contractor provided us his notice, and I spoke to Glen Biggs about providing this service. The contract is identical at a reduced cost, and I will provide the flowers for planting.

Chris Roszkowiak moved to approve the Front Entrance Contract with Biggs Landscaping, and Adriana Castano seconded the motion, with all in favor, the Biggs Landscape Contract was approved.

➤ **Selection of Special Meeting to Discuss 4985 SE 47<sup>th</sup> Terrace Road Shed**

Jean Rugg was requested to set up an Attorney-Client meeting the week of October 16 based on everyone's schedule.

➤ **2018 Budget Meeting Date [November]**

Jean Rugg stated the budget meeting in the past seems to have been scheduled in October or November. There is 14 day mailed notice required for the proposed budget to the landowners which is required by statute. Tentative date was scheduled for November 9, 2018 at the Bosshardt Offices.

**8. Old Business**

➤ **Road Reserve/Condition Update**

Jean Rugg stated the Board asked previously when was the last time the street drains were cleaned. It was in 2014 by AJS Tractor for \$1,600.

Adriana Castano presented two estimates for asphalt paving; one from Ciraco for \$295,900 and one from Castle for \$211,950.

A discussion was held regarding looking into getting quotes for patching first, then sealing, then repaving.

**9. Board Member Concerns**

Requests were made to:

- ✓ get bids for street drain cleaning after the tree debris removals have been completed;
- ✓ provide additional CC&R docs from other communities as references for ARB to review; and
- ✓ reschedule Florida Friendly Landscape Seminar for a future meeting.

**10. Resident Concerns**

None.

**11. Adjournment:**

Julian Sinisterra moved to adjourn the meeting, Tracy Earls seconded the motion, with all in favor, the Board of Directors Meeting was adjourned at 8:39 p.m.

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