

**MINUTES OF THE
DALTON WOODS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 30, 2019**

The Dalton Woods Owners Association Board Meeting held at the Leland Management Conference Room located at 7750 SW 60th Ave., Suite A, Ocala, FL 34476. Meeting was called to order by Tracy Earls at 6:06PM.

BOARD MEMBERS IN ATTENDANCE

Tracy Earls, President
Tom Northey, Vice President
Adriana Castano, Treasurer
Stephen Israel, Director
Joni Hoffman, Director

OTHERS PRESENT

Monica Berrios, LCAM- Leland Management
Gary Cloutier, Resident
Sean & Jessica Sams, Residents

CALL TO ORDER

The meeting began with establishing a quorum of the Board present.

SECRETARY'S REPORT

A **motion** was made by Adriana Castano, second by Stephen Israel to approve Meeting Minutes from **August 3, 2018** and **November 30, 2018**. **Motion** passed unanimously.

REPORTS

Financials

Management reviewed the December 2018 Financials and fielded questions from the Board. Management will follow up on the Delinquencies status with the Collections Department. Violation Inspections have been performed bi-weekly.

A **motion** was made by Adriana Castano, second by Tom Northey to waive all interest charges & late fees on Aging Report for accounts #152500950, #152500840, #152500340, #152501070. **Motion** passed unanimously.

Delinquencies

A **motion** was made by Adriana Castano, second by Tom Northey to hold off on collections for Account#1525015801. A late fee will be assessed to account for payment extension however, interest charges will not be accumulated. **Motion** passed unanimously.

A **motion** was made by Adriana Castano, second by Tracy Earls to turn over to attorney Account #152501350 as no payment or communication have been received from owner. **Motion** passed unanimously.

ARB

A **motion** was made by Joni Hoffman, second by Adriana Castano to update Shed Application verbiage to reflect ARB Guidelines. **Motion** passed unanimously.

OLD BUSINESS

A **motion** was made by Adriana Castano, second by Stephen Israel to approve Tractor Services, LLC estimate in the amount of \$2,800 for the depression remediation in the DRA located off 47th Terrace Road. **Motion** passed unanimously.

NEW BUSINESS

A motion was made by Adriana Castano, second by Stephen Israel to appoint Tom Northey as VP to complete Ron Averbek's term who has resigned from the Board; term expiring February 2020. Motion is adopted.

A motion was made by Tracy Earls, second by Adriana Castano to appoint Joni Hoffman to complete Zach Conomos's term who has resigned from the Board; term expiring February 2020. Motion is adopted.

A motion was made by Tom Northey, second by Tracy Earls to adopt the 2019 Budget with the changes requested with annual assessment of \$500. Motion is adopted.

ADJOURNMENT

With no further business to be conducted Tracy Earls motioned for adjournment @ 9:06PM. Motion was seconded by Adriana Castano. Motion carried.

Respectfully Submitted by Monica Berrios, LCAM, Leland Management, LLC