

Dalton Woods Homeowner's Association
Board of Directors meeting minutes
Tuesday, December 3, 2024, at 6:00pm via ZOOM

Board members in attendance:

- Tom Northey
- Jody Kirkman
- Jackie Alsobrook
- Paul Hutchins
- Ricky Slatton

Other Attendees:

- Toni Sponheimer– Leland Management

Call to Order:

- Meeting was called to order by Tom Northey at 6:00pm.

Establish Quorum:

- A quorum was established with the presence of 5 Board members.

Proof of Meeting Notice:

- Meeting notice sent via e-blast, placed on the Dalton Woods website and posted onsite more than 48 hours in advance.

Approval of Meeting Minutes:

- Paul Hutchins made a motion and Jackie Alsobrook seconded to approve the meeting minutes dated 11/13/24. Motion passed by all directors.

Unfinished Business:

- *Board tabled the entrance sign message board until more proposals could be obtained. Tom Northey to speak to Zeak Technique about a proposal to build a metal message board. Board agreed that they would rather see a metal message board than a wooden one.*
- Jody Kirkman made a motion to approve AGM Roofing for the tree work proposal in the amount of \$9,600. Paul Hutchins seconded the motion and motion passed unanimously.
- Jody Kirkman made a motion to approve Juniper Landscaping for their proposal for the hedge line in the amount of \$4,456.28. Paul Hutchins seconded the motion and motion passed unanimously.
- Paul Hutchins made a motion for Tom Northey to speak to Zeak Technique regarding scope of work for the fence repair and compare to Hercules Fencing. If pricing is the same or less, Tom is authorized to work with Zeak Technique for the repairs. If over, the Board authorizes Tom to go with Hercules Fencing. Tom to ask Zeak about the stonework and is authorized an additional 10% over fence price to repair stonework. Jackie Alsobrook seconded the motion and motion passed unanimously.

New Business:

- *There is no trash "contract" with Florida Express Environmental. Due to the price they are currently charging and the lack of an increase, the board feels it best "not to poke the bear" and leave as-is. Tom Northey will speak to someone from the county re: placing trash and yard debris in the same trucks.*

Adjournment:

- With no further business to discuss, a motion for adjournment was made by Jackie Alsobrook and meeting was adjourned at 6:50pm.

Respectfully submitted by Toni Sponheimer, LCAM