

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

*Approved 3-15-2018*

Held on: Thursday, November 30, 2017

At: 6:00 p.m.

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

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**1. Call to Order:**

The President, Julian Sinisterra, called the meeting to order at 6:20 p.m.

**2. Establishment of a Quorum:**

Present and constituting a quorum were: Julian Sinisterra, Adriana Castano, and Tracy Earls.

Also present: Jean Rugg, CAM, of Bosshardt Property Management.

Others: Stephen Iseral, Don Wills

**3. Proof of Notice:**

Notice was posted at the entrance to the property 48 hours before the meeting as required by Statute.

**4. Board Vacancy**

Board discussed leaving Chris Roszkowiak's seat open until after the election to fill this vacancy .

**5. Approval of Meeting Minutes from September 28, 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 September 28, 2017 meeting as submitted, Adriana Castano seconded the motion; with all in favor, the motion passed.
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**6. Financial Report:**

Adriana Castano reported there is \$20,871.81 in the operating account, there is \$258,590.91 in the CDs and MoneyMarket accounts. Adriana Castano requested moving \$5,095 from the operating account to the Money Market Account ending 8068 at the February/March Meeting.

Julian Sinisterra moved to accept the financial report as presented, and Tracy Earls seconded the motion, with all in favor, the financial report was accepted.
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➤ **Delinquencies**

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

Adriana Castano moved to write off the nominal fees for lots D15, 1A07 and B02, and Tracy Earls seconded the motion, with all in favor, the motion passed.

➤ **Violations**

Jean Rugg stated there is one continuing violation regarding a plastic shed in a back yard at 5341 SE 44<sup>th</sup> Circle which is recommended notices be sent advising them of fines and hearing with the fining committee.

Julian Sinisterra moved to Fine 5341 SE 44<sup>th</sup> Circle up to the Statutory Amounts and proceed with Fining Committee, and Adriana Castano seconded the motion, with all in favor, the motion passed.

**7. New Business**

Tracy Earls stated regarding the recent ARB's, I think it would be practical to appoint new members of the ARB due to current time constraints of their employments. Tracy Earls suggested Stephen Israel and Zack Conners, as well as herself and Julian Sinisterra. She also suggest Ponzi Castano.

Julian Sinisterra moved to approve the appointed members of Tracy Earls, Julian Sinisterra, Stephan Israel, Zack Conners and Ponzi Castano, and Adriana Castano seconded the motion, with all in favor, the motion passed.

**8. Old Business**

None.

**9. Board Member Concerns**

Request was made to:

- ✓ For Attorney to contact Russo attorney regarding two options for counteroffer;
- ✓ Arrange for Annual Meeting on either February 15 or February 22 at Policy Station on Pine Ave in Ocala;
- ✓ Advise resident placing of Christmas Lights at front entrance was acceptanctable alng as it was done with zip ties.

**Resident Concerns**

None.

**11. Adjournment:**

Tracy Earls moved to adjourn the meeting, Adriana Castano seconded the motion, with all in favor, the Board of Directors Meeting was adjourned at 7:13 p.m.