

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
April 12, 2012
Minutes**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on April 12, 2012 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:03 p.m. by Bruce Hartman.

Board Members Present: Bruce Hartman, President; Jurgen Oliver, Vice President; Sara Franco, Treasurer and Alvaro Ferrando, Director. A quorum was declared.

Board Members Absent: Maria Cabra, Secretary

Also Present: Adela M. Cala, Community Association Manager; Officer Feliciano of City of Doral Police Dept.; Kenya Ford and Fernando Carvalho

- 1) **Minutes: MOTION:** B. Hartman moved to approve the minutes of March 12, 2012 board of directors meeting with noted correction. Seconded by S. Franco. Motion carried by unanimous vote.

- 2) **Officer Feliciano:** He attended the meeting briefly to advise that he is eager to have a crime watch meeting with the Homeowners. He received a report of a child roaming the community unsupervised. He will be stopping by the community regularly to see if he sees the child.

- 3) **Management Report:**
 - **Homeowner Correspondence:** Most correspondence received has been responded to.
 - **Web-site:** J. Oliver to report.
 - **Account No. 2302:** Board to decide on how to proceed.
 - **Account No. 0602:** Steven A. Fein, Esq. released the funds in trust totaling \$2771.14.
 - **Account No. 1302:** Has been forward to Mr. Perez-Siam for collections.
 - **Account No. 903:** Fein's office issued estoppels letter including the work done to the wood siding of home.
 - **10180 N.W. 52 Terr.:** Huge tree branch fell during a recent rain storm. Tony's Lawn has removed it for only the cost of the dumping totaling \$100.
 - **9875 NW 52nd Lane:** Unit still owned by Mauricio Dunn and Natalia Suarez.
 - **Awnings:** Have been replaced.
 - **Railroad Ties:** Have been replaced.

4) **Correspondence:** B. Hartman shared a letter from a concerned Homeowner advising that kids are able to jump the wall by the area where the new wood was replaced.

5) **Financial Report:** Prepared by S. Franco

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| Total Origin of Funds | \$ 8,997.43 |
| Application of Funds | \$13,702.95 |
| Difference Between Origin and Application | \$ 4,705.52 |
| Decrease of Cash | \$ 4,705.52 |

6) **Railroad Ties:** MOTION: B. Hartman moved to ratify the acceptance of contract with Masters Painting and Carpentry to replace railroad ties with 6x6x10 pressure treated wood including $\frac{3}{4}$ inch by 4 feet rebar placed every 4 feet through the wood for a total of \$4,280. Seconded by A. Ferrando. Motion carried by unanimous vote.

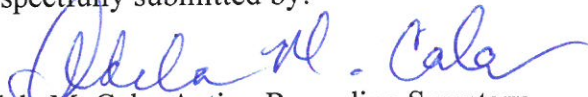
7) **Sealcoating of Roadways:** A. Ferrando is obtaining proposals and will ask Gus Abella to provide a written one.

8) **Invoice for Flat Roof Project:** The Board agreed on the invoice that will be sent to the Homeowners that had additional work done to their units during the flat roof project where many had their wood siding, window's caulked, etc.

9) **Website:** J. Oliver reported that it is in progress. He is working on content. A notice will be delivered to the Homeowners with instruction as to how to use site and requesting their email for communications.

6) **Adjournment:** MOTION: S. Franco moved to adjourn at 8:15 p.m. Seconded by A. Ferrando. Motion carried by unanimous vote.

Respectfully submitted by:


Adela M. Cala, Acting Recording Secretary