

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

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on January 12, 2012 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:02 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; Homeowner Pat Enochs

- 1) **Minutes: MOTION:** B. Hartman moved to approve the minutes of November 10, 2011 board of directors meeting. Seconded by J. Oliver. Motion carried by unanimous vote.

MOTION: B. Hartman moved to approve the minutes of November 10, 2011 Budget Adoption board of directors meeting. Seconded by S. Franco. Motion carried by unanimous vote.

- 2) **Election of Officers:**

Nomination for President: Jurgen Oliver moved to nominate Bruce Hartman to serve as President. Seconded by Sara Franco, all in favor.

Nomination for Vice President: Bruce Hartman moved to nominate Jurgen Oliver to serve as Vice President. Seconded by Sara Franco, all in favor.

Nomination for Treasurer : Alvaro Ferrando moved to nominate Sara Franco to serve as Treasurer. Seconded by Jurgen Oliver, all in favor.

Nomination for Secretary: Jurgen Oliver moved to nominate Maria Cabra to serve as Secretary. Seconded by Alvaro Ferrando, all in favor.

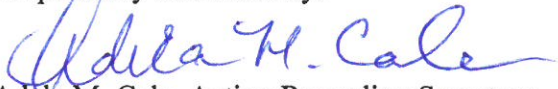
Alvaro Ferrando will serve as Director.

- 3) **Management Report:** Read

- 4) **Web-site:** J. Oliver reported that he has made several attempts to have Tony Cruz finalize the change. A letter will be sent to Tony Cruz asking him to please assist in the changing process.
- 5) **Decorative Rocks Replacement in Front of Community:** Tabled until the summer.
- 6) **Account No.: 2302:** The Board wants to work with this Homeowner. Since they cannot afford to pay \$430 per month to bring down the balance due, Management will contact them and ask if they can pay a total of \$315 per month (\$215 per month assessment and \$100 per month toward balance due).
- 7) **Awnings:** A sample of plastic material was provided to the Board. The Awning Company will be contacted to see if they work with this material.
- 8) **Railroad Ties:** Dayca Enterprise will be contacted for proposal to replace ties with concrete.
- 9) **Nominating Committee 2012: MOTION: B. Hartman moved to have Maria Cabra represent the Board on the committee along with Frances McLaney and Maria Urbina (pending acceptance). Seconded by A. Ferrando. Motion carried by unanimous vote.**
- 10) **Street Pole Light Fixture:** Since the light fixtures in the community have been discontinued, the sample provided to the Board will be installed in an area where there are not many poles and exchange.
- 11) **Treasurer's Report:** See attached prepared by S. Franco.

B. Hartman reported on delinquencies as follows:
 \$35,300 in delinquencies at the end of 12/31/10
 \$53,200 in delinquencies at the end of 12/31/11
- 12) **Security in Community:** A. Ferrando will undertake project for security surveillance cameras and monitoring. He will do some research and report back to the Board.
- 6) **Adjournment: MOTION: B. Hartman moved to adjourn at 7:53 p.m. Seconded by S. Franco. Motion carried by unanimous vote.**

Respectfully submitted by:


Adela M. Cala, Acting Recording Secretary