

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
July 19, 2012
Minutes**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on July 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; Homeowners, Fabio Escobar; Judy Roche, Teresita Leyte-Vidal; Luis Gonzalez; Mario and Nelly Meza; Michelle Baumann and Francisco Casas and wife.

1) **Minutes: MOTION:** A. Ferrando moved to approve the minutes of June 14, 2012 board of directors meeting as presented. Seconded by J. Oliver. Motion carried by unanimous vote.

2) **Management Report:**

- **Invoices for Flat Roof Project:** Board to advise if we are good to send reminder notices to those that have not paid or made arrangements for a payment plan.
- **Homeowner Correspondence:** most correspondence received has been responded to.

Account No.: 00402: Homeowner sent another letter with payment for the work performed to his home with a check indicating that the payment was "paid under protest". A response letter to his original letter was sent by Steven A. Fein, Esq. along with a corrected invoice. B. Hartman to advise if he communicated with Homeowner and if we are going to return payment for construction project and request a new check for corrected amount.

- **Pavers:** Work in progress
- **Seal-coating Roadways:** Agreement has been signed. Work to be scheduled.
- **Spiraling White Fly Treatment:** Done on 7-16-12.
- **Account No. 02101:** 2nd violation letter regarding rain diverter affecting neighbor with water coming into their unit was sent and response from Homeowner was shared with the Board. Homeowner has requested to speak at the meeting tonight.
- **Account No. 01703:** Homeowner will be attending meeting to discuss violation letter received.
- **Account No. 00202:** See attached note from Homeowner regarding violation letter received.
- **Street Light Poles:** Should all be working.

- **Letter to Homeowners:** They were hand-delivered by Pena to each home. Absentee owners were sent a notice by mail.
- **Commercial Trailer:** Violation letter was sent and trailer was stickered. Since, the trailer has been removed from the community.

3) **Account No.: 00202:** B. Hartman will take a look at the broken screen enclosure and will report back.

- 4) **Account No.: 00402:** It was agreed to return the check received for the construction project and request that a new check be issued for the corrected amount.
- 5) **Account No.: 01703:** Homeowner attended the meeting to personally discuss a violation in existence at their home regarding visible A/C Freon line connection. The Homeowner was asked to provide information from a Professional as to why this connection should remain outside of the home. Tabled until report from the contractor is received.
- 6) **Water Intrusion Due to Rain Diverter:** Homeowners attended the meeting to follow-up in the water diverter situation and a second violation letter. B. Hartman advised them that Dennis Turner had visited the property to relocate the diverter and that the Homeowner would not allow him on the roof. Dennis Turner will be asked to provide them with a quote for the installation of a water spout in hopes of resolving the issue with water entering the neighbors' home.
- 7) **Account No.: 00801:** Homeowners continue to complain about the condition of this home. Management has sent several violation letters and B. Hartman has personally spoken to them. **MOTION: B. Hartman moved to have Steven A. Fein, Esq. send a demand letter regarding the multiple violations in existence at this home. Seconded by J. Oliver. Motion carried by unanimous vote.**
- 8) **Bulletin Board:** Homeowner present complained about the board not being kept current. B. Hartman has the key and he will update it.
- 9) **Donated Trees:** The trees have been planted. One fell and a kind Homeowner put it back up.
- 10) **Replacement of Trees:** Tony's Lawn will be asked to provide a proposal for 2 Calophyllum trees. Upon receipt of the proposal, it will be forwarded to the board for approval.
- 11) **Financial Report:** Prepared by S. Franco

Total Origin of Funds	\$ 14,386.39
Increase in Cash	\$ 14,386.39
- 12) **Security:** A. Ferrando is obtaining bids to install barricade arms at the entrance of the community.
- 13) **Adjournment: MOTION: A. Ferrando moved to adjourn at 8:11 p.m. Seconded by B. Hartman. Motion carried by unanimous vote.**

Respectfully submitted by:


Adela M. Cala, Acting Recording Secretary