

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
June 14, 2012
Minutes**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on June 14, 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; Sara Franco, Treasurer and Alvaro Ferrando, Director. A quorum was declared.

Board Members Absent: Jurgen Oliver, Vice President and Maria Cabra, Secretary

Also Present: Adela M. Cala, Community Association Manager; Rudy Puig of Dade Federal Security and Homeowners, Judy Roche, Pat Enochs, Teresita Leyte-Vidal; Luis Gonzalez; Mario and Nelly Meza and Frederick Thornburg.

- 1) **Minutes: MOTION:** B. Hartman moved to approve the minutes of May 10, 2012 board of directors meeting as presented and the minutes of May 17, 2012, extraordinary board of directors meeting with noted corrections. Seconded by S. Franco. Motion carried by unanimous vote.
- 2) **Security Concerns:** A. Ferrando asked Mr. Puig for a copy of the contract. Mr. Puig advised that the last one provided to the Board was never signed and returned to him. The recent robbery in the community was discussed at length. The Board will meet with Mr. Puig and Officer Pena to go over security procedures in hopes of bettering security in the community.
- 3) **Water Intrusion Due to Rain Diverter:** Both families affected (9873 & 9875 NW 52nd Terr) by this situation attended the meeting to discuss the matter in an effort to have it resolved. It was agreed that B. Hartman would contact the Contractor to correct the problem as a courtesy since this matter is a Homeowner to Homeowner issue.
- 4) **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.

A letter received from a Homeowner regarding charges for the replacement of rotted wood siding has been forwarded to Steven A. Fein, Esq. for response. Attorney's response letter is included in the meeting package for Board approval.

- **Web-site:** It is now up and running.
- **Account No. 0602:** Tenant paid \$750 this month.

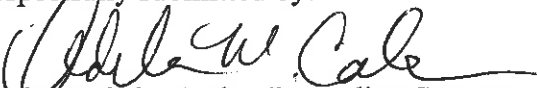
- **Pavers:** A proposal has been received for the maintenance of the pavers totaling \$3800 from Masters Painting and Carpentry. A second proposal has been totaling \$4811.79 from US Brick and Block.
- **Seal-coating Roadways:** Gus Abella provided a proposal for a total of \$8500. He agreed to do the work in sections.
- **Spiraling White Fly Treatment:** See attached proposal from Lawn Med totaling \$1140. Tony's Nursery and Garden has provided a verbal proposal for \$1450.
- **Account No. 00704:** Violation letter regarding unsupervised child was sent and response from Homeowner was shared with the Board.
- **Account No. 02101:** Violation letter regarding rain diverter affecting neighbor with was coming into their unit was sent and response from Homeowner was shared with the Board. Homeowner has requested to speak at the meeting tonight.

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

Total Origin of Funds	\$ 15,226.34
Application of Funds	\$ 2,274.34
Difference between Origin and Application	\$ 12,952.00
Increase of Cash	\$ 12,952.00

- 6) **Violation Letters:** The Board agreed to allow 60 days for repairs to the homes.
- 7) **Maintenance of Pavers:** MOTION: A. Ferrando moved to approve proposal from Masters Painting and Company totaling \$3800. Seconded by S. Franco. Motion carried by unanimous vote.
- 8) **Seal-coating of Roadways:** MOTION: B. Hartman moved to approve proposal from Gus Abella, Inc. totaling \$8500 work to be performed by sections. Seconded by A. Ferrando. Motion carried by unanimous vote.
- 9) **Spiraling White Fly:** MOTION: A. Ferrando moved to approve proposal from Lawn Med totaling \$1140 per treatment. Seconded by B. Hartman. Motion carried by unanimous vote.
- 10) **Management:** B. Hartman provided a list of things to be addressed and followed up. It included site visits to common elements, site visits for violation inspections, and agenda item for discussion of annual renewal of management contract at the September meeting. Proposal for costs related to any special task needed in the community prior to performing the task, as has always been done.
- 11) **Adjournment:** MOTION: S. Franco moved to adjourn at 8:45 p.m. Seconded by A. Ferrando. Motion carried by unanimous vote.

Respectfully submitted by:


Adela M. Cala, Acting Recording Secretary