

**Townhomes of Doral Oaks  
Homeowners' Association, Inc.  
Budget Adoption Board of Directors Meeting  
November 20, 2012  
Minutes**

**Call to Order:** A meeting of the Board of Directors of Townhomes of Doral Oaks was held on November 20, 2012 at Doral Park Golf and Country Club located at 5001 NW 104<sup>th</sup> Avenue, Doral, Florida. The meeting was called to order at 5:00 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; Maria Cabra, Secretary

**Also Present:** Adela M. Cala, Community Association Manager; Homeowners, Judy Roche; Roger Consuegra and Elizabeth Rodriguez

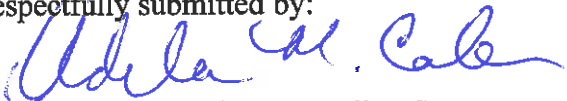
- 1) **Minutes: MOTION:** A. Ferrando moved to approve the minutes of October 11, 2012 board of directors meeting as presented. Seconded by M. Cabra. Motion carried by unanimous vote.
- 2) **2013 Operating Budget: MOTION:** S. Franco moved to adopt the 2013 operating budget as presented. Seconded by A. Ferrando. Motion carried by unanimous vote.
- 3) **Management Report:**
  - **Invoices for Flat Roof Project:** Late payment notices continue being sent.
  - **Homeowner Correspondence:** most correspondence received has been responded to.
  - **Driveways:** All repairs have been completed.
  - **Seal-coating Roadways:** The work was successfully completed. Thank you, Alvaro, for all the work and time you put into this project.
  - **Account No.: 01201:** Consent letter signed by neighbors for the A/C connection on the exterior of the home has been received.
  - **Account No.: 00801:** The abandoned vehicle has been removed. Recently received correspondence has been shared with the Board. A reimbursement check for the damaged tires has been mailed to them. The charge was taken out of the final payment to the Contractor that caused damage.
  - **Account No.: 01801:** The Association has foreclosed on this unit.
  - **Account No.: 02001:** Board to authorize sending to Mr. Perez-Siam for collections.
  - **Account No.: 00203:** Payment in the amount of \$12,297.05 has been received.
  - **Account No.: 02304:** Homeowner continues to repair screen enclosure and neighboring cats continue to rip it.
  - **Roof Repairs:** Additional roof repairs are being performed.
  - **Tree Replacement in Front of 10102:** A new Calophyllum has been installed.
  - **Weed Killer on Pavers:** Has been applied.

- **Pest Control for Ants:** Has been applied.
  - **No Trespassing Signs:** Pending installation.
  
  - **Tree Trimming:** B. Hartman to report.
  - **Annual/Election Meeting Notice:** The notice has been posted and mailed to the membership providing the 30 day notice requirement.
- 4) **New Security Company:** Security Alliance will be commencing in January 2013. They have very good references and have been in business for many years. Officer Pena will continue as our Security Guard.

**MOTION: B. Hartman moved to accept contract as presented. Seconded by A. Ferrando. Motion carried by unanimous vote.**

- 5) **Account No.: 02002:** Homeowner attended the meeting discuss with the Board a situation with parking their vehicles on the driveway.
- 6) **Adjournment: MOTION: S. Franco moved to adjourn at 6:03 p.m. Seconded by B. Hartman. Motion carried by unanimous vote.**

Respectfully submitted by:



Adela M. Cala, Acting Recording Secretary