

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
August 9, 2012
Minutes**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on August 9, 2012 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:00 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, Teresita Leyte-Vidal; Luis Gonzalez; Mario and Nelly Meza and Paul Glance.

1) **Minutes: MOTION:** J. Oliver moved to approve the minutes of July 19, 2012 board of directors meeting as presented. Seconded by B. Hartman. Motion carried by unanimous vote.

2) **Management Report:**

- **Invoices for Flat Roof Project:** Late payment notices have been sent.
- **Homeowner Correspondence:** most correspondence received has been responded to.

Account No.: 00402: Check has been returned to Homeowner with a letter asking to have the check replaced for the corrected amount.

- **Pavers:** Have been done.
- **Seal-coating Roadways:** Will be done when the rainy season is over.
- **Account No.: 02101:** Homeowner has requested to speak at the meeting tonight.
- **Account No.: 01402:** Homeowner has requested to speak at the meeting tonight regarding violation letter received.
- **Account No.: 00202:** B. Hartman agreed to take a look at the screen enclosure and report back to the Board. A response is pending to the Homeowner.
- **Account No.: 01501:** Homeowner advised that she spoke to B. Hartman about her violations and will have them corrected.
- **Account No.: 01201:** Board to advise on the attached email.
- **Account No.: 00502:** Homeowner responded to violation advising that upon her return from going of town for a month, she would correct it by November 30, 2012.
- **Account No.: 01702:** Homeowner responded to violation advising that he will be correcting the violation.
- **Account No.: 00801:** Issue regarding violations has been forwarded to legal for a demand letter.
- **Account No.: 01703:** Homeowner provided report regarding the exposed Air Conditioner Freon line. Board to discuss.
- **Account Nos.: 1803, 702, 1503 and 904:** B. Hartman and S. Franco to advise if to forward to Mr. Perez-Siam, Esq. for collections.

3) **Account No.: 01201 and 01703: MOTION:** B. Hartman moved to have any Homeowner installing outside air conditioning unit that requires pipes or electrical connection above and

beyond currently existing must obtain approval from the Board of Directors. They must be covered with metal and painted to match the background colors. Seconded by S. Franco. 3 Board members in favor and 1 against (A. Ferrando). Motion carried by majority vote.

- 4) **Replacement of trees in front of 9875 N.W. 52 Terr. and 10009 N.W. 52 Terr.:** MOTION: B. Hartman moved to have Tony's Nursery and Lawn replace damaged trees in common areas with Calophyllums. Seconded by A. Ferrando. Motion carried by unanimous vote.

Tony will be asked to stop by A. Ferrando's home to take a look at a common area in front of his home where a tree may have existed.

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

Total Origin of Funds	\$ 9,442.66
Total Application of Funds	\$ 4,478.38
Difference between origin and application	\$ 4,964.28
Increase in Cash	\$ 4,964.28

- 6) **Homeowner Paul Glance:** Attended meeting to contest his violation regarding wood siding on his home. He advised that he had his wood replaced prior to the painting project. He was asked to have it sanded down and repainted to improve the aesthetics of it.
- 7) **Water Intrusion Due to Rain Diverter:** Homeowners attended the meeting to follow-up in the water diverter situation. The City of Doral was contacted by both Homeowners and were advised that there is no need for a permit for the installation of the rain diverter. The Meza's removed the water spout that was encroaching onto the neighbor's property. B. Hartman advised that he would ask Dennis Turner to contact the City Inspector in an attempt to resolve this situation between neighbors.
- 8) **Signs:** MOTION J. Oliver moved to purchase 4 dog signs. Seconded by S. Franco. Motion carried by unanimous vote.
- 9) **Replacement of Officer Positions on the Village Board and Clubhouse Board:** B. Hartman announced that he will be the representative for the Club Board and S. Franco will be the representative for the Village Board.
- 10) **Adjournment:** MOTION: J. Oliver moved to adjourn at 8:33 p.m. Seconded by A. Ferrando. Motion carried by unanimous vote.

Respectfully submitted by:


Adela M. Cala, Acting Recording Secretary