

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
November 11, 2008
Minutes**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on November 11, 2008 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:56 p.m. by Pat Enochs.

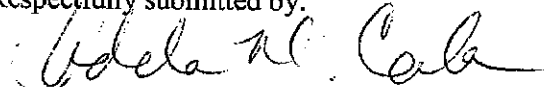
Board Members Present: Pat Enochs, President; Stephanie Oliver, Vice President; Norma Medina, Treasurer; Antonio Cruz, Secretary and Tom Daly, Director. A quorum was declared.

Also Present: Adela M. Cala, Community Association Manager and Homeowners, Paul Gance and Marlene Steib.

- 1) **Minutes:** P. Enochs moved to approve the minutes of October 14, 2008 meeting with noted correction. Seconded by A. Cruz. Motion carried by unanimous vote.
- 2) **Management Report:** Read
- 3) **Satellite Dishes:** Management will follow up with Association's Attorney regarding a satellite dish attached to the roof of a unit in foreclosure to find out if the Association can have it removed and all expenses incurred charged back to their account.
- 4) **Trimming of Areca Palm:** Budget tree will provide the service for \$50.
- 5) **Pavers:** Requesting a second proposal for the area located at 10002 NW 52 Terr.
- 6) **10104 NW 52nd Terr:** Violation letters to be sent regarding an unapproved large dog and not picking up after the dog.
- 7) **Delinquencies:** P. Enochs reported that the delinquencies are being monitored very closely.
- 8) **Guarantee Management Services, Inc.:** P. Enochs will negotiate a fixed amount per year on office supplies billed monthly.
- 9) **Legal Fees:** Account number 01004 was foreclosed on by the Association which is why the legal fees were incurred. Fortunately, there are renters in the unit and the rental income is being used to pay down that debt.

- 10) **01402:** Homeowner present discussed with the Board the possibility of extending the dividing wood repair/replace requirement for the next 6 months due to the economy and not everyone being able to afford it at this time. The Board agreed to give a 6 month extension and revisit then. Management will send out notice to the Homeowners in the quads advising of 6 month extension.
- 11) **Adjournment:MOTION:** P. Enochs moved to adjourn at 8:50 p.m. Seconded by N. Medina. Motion carried by unanimous vote.

Respectfully submitted by:



Adela M. Cala

Acting Recording Secretary