

**Townhomes of Doral Oaks  
Homeowners' Association, Inc.  
Board of Directors Meeting  
January 13, 2009  
Minutes**

**Call to Order:** A meeting of the Board of Directors of Townhomes of Doral Oaks was held on January 13, 2009 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 7:35 p.m. by Pat Enochs.

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

**Board Member Absent:** Michelle Baumann, Secretary

**Also Present:** Adela M. Cala, Community Association Manager

- 1) **Minutes:** **MOTION:** P. Enochs moved to approve the minutes of November 11, 2008 budget adoption meeting. Seconded by T. Daly. Motion carried by unanimous vote.

**MOTION:** P. Enochs moved to approve the minutes of the November 11, 2008 board meeting. Seconded by T. Daly. Motion carried by unanimous vote.

**MOTION:** N. Medina moved to approve the minutes of the December 10, 2008 organizational board meeting with noted correction. Seconded by S. Oliver. Motion carried by unanimous vote.

- 2) **Management Report:** Read

- 3) **Treasurer's Report:** N. Medina reported that the Association is on budget. She has requested a conference call between the staff accountant; CPA firm; Pat Enochs and herself to discuss several concerns regarding the 2008 year end review.

P. Enochs reported that an agreement had been made with GMS regarding the monthly office supplies expense.

- 4) **Delinquency Report:** P. Enochs reported that several units are still in foreclosure – monies shall be collected soon from two of those units. There is concern with the amount of time being taken by Fein & Meloni to follow-up on foreclosures. She has contacted a firm recommended by Doral Pines.

Discussion was held about moving some of the money market reserve funds to another bank that can offer a better interest rate.

- 5) **Satellite Dishes:** Update in Management Report.
- 6) **Garage Doors:** Management will send a letter to account number 02304 advising that if the door is not replaced soon, the next letter will come from the Association's Attorney.
- 7) **White Fly:** Budget Tree Service will go out to the community tomorrow to check out another area that appears to be affected by white flies.
- 8) **Painting:** Discussion about paint peeling from the wood that was old when the painting was done. Board in agreement that the homeowners were notified on several occasions prior to painting that any wood that needed to be replaced should have done so at that time. Homeowners are responsible for maintaining the wood.
- 9) **Pavers: MOTION:** T. Daly moved to approve the proposal from Stoneage Pavers to pressure clean and seal pavers. Seconded N. Medina. Motion carried by unanimous vote.
- 10) **Roofs:** Discussion was held regarding the fascia/soffit and owners responsibility to remove the screen enclosure for repair.
- 11) **Cable:** Contract coming up for renewal. T. Daly will be negotiating with with cable companies regarding a new contract. He has prepared a survey to be sent to all residents.
- 12) **Adjournment:MOTION:** P. Enochs moved to adjourn at 8:44 p.m. Seconded by N. Medina. Motion carried by unanimous vote.

Respectfully submitted by:



Adela M. Cala

Acting Recording Secretary