

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
February 10, 2009
Minutes
(Revised)**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on February 10, 2009 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:37 p.m. by Pat Enochs.

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

Board Members Absent: Michelle Baumann, Secretary and Tom Daly, Director

Also Present: Adela M. Cala, Community Association Manager; Stuart J. Nunez, Esq. and Homeowner Margarita Poza

- 1) **Stuart J. Nunez, Esq.:** Mr. Nunez was invited to the meeting to make a presentation of the legal services his firm provides and fees. They specialize in Community Association Law.
- 2) **Minutes: MOTION:** P. Enochs moved to approve the minutes of January 13, 2009 board meeting. Seconded by S. Oliver. Motion carried by unanimous vote.
- 3) **Management Report:** Read
- 4) **10106 NW 52nd Terr:** The Board discussed and granted their request to park a 20' container outside for several hours on February 25th as they are moving out of the country.
- 5) **Delinquency Report:** Still waiting to receive funds from two banks in possession of two units. Now having to pay additional Attorney's fees to go after the banks since they have not paid.
- 6) **Cable:** Discussion about contract coming up for renewal. T. Daly is working on this and is also working on finalizing a survey to be sent to the Homeowners.
- 7) **Treasurer's Report:** N. Medina reported that the Association is over budget for January 2009 in the amount of \$116.

N. Medina suggested that in an effort to save some money that the rodent control and

A Vanish service be reduced from 4 times per year to 3 times per year.

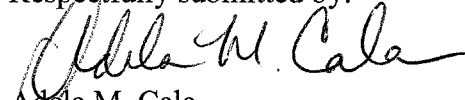
MOTION: P. Enochs moved to reduce both services to 3 times per year. Seconded by S. Oliver, motion carried by unanimous vote.

The Board is looking into other areas to save money like with the flood lights by the golf course. Motion detector lights and fluorescent lights were discussed as possible replacements.

Discussion was held about putting a lump sum of the reserve monies into a better paying CD account. Tabled until T. Daly is in attendance.

- 8) **Landscaping:** Management will contact Tony's Lawn regarding some Palm trees getting yellow and also some Areca Palms that may need trimming in the area of 9862-9864.
- 9) **Web-site:** S. Oliver volunteered to update the web-site.
- 10) **Adjournment:MOTION:** P. Enochs moved to adjourn at 8:43 p.m. Seconded by S. Oliver. Motion carried by unanimous vote.

Respectfully submitted by:


Adela M. Cala
Acting Recording Secretary