

**Townhomes of Doral Oaks  
Homeowners' Association, Inc.  
Board of Directors Meeting  
April 14, 2009  
Minutes**

**Call to Order:** A meeting of the Board of Directors of Townhomes of Doral Oaks was held on April 14, 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 7:30 p.m. by Pat Enochs.

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

**Also Present:** Adela M. Cala, Community Association Manager; Rudy Puig, Lorena Andrade and Patricio Medel of Dade Federal Security; and Homeowners Barbara Bechamp; Mr. & Mrs. Morgan Levy; Mr. & Mrs. Herman Pommerantz; Alvaro Ferrando and Luisa Navarro

1) **Minutes:** **MOTION:** P. Enochs moved to approve the minutes of March 10, 2009 board meeting. Seconded by S. Oliver. Motion carried by unanimous vote.

2) **Management Report:** Read

3) **Treasurer's Report:** N. Medina reported that the Association was over budget by \$4000 year to date mainly due to foreclosures, write offs, legal fees and roof repairs. She suggested reducing the landscaping service during the dry season. She also suggested reducing the Security Guard's salary by 10%. She made these recommendations in an effort to get by the year without having to special assess the Homeowners.

**MOTION:** P. Enochs moved to reduce cuttings until rainy season starts and re-evaluate later. Seconded by S. Oliver. Motion carried by unanimous vote.

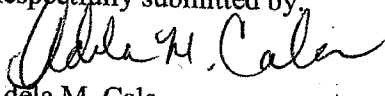
4) **Dade Federal Security:** The Owner of the company and representatives attended the meeting to discuss with the Board ways of improving the Security Guard service. They will provide their guidelines for the Guards for the Board to review.

**MOTION:** P. Enochs moved to have Dade Federal Security provide the Board with their existing guidelines for review and comments. Seconded by T. Daly. Motion carried by unanimous vote.

**MOTION:** P. Enochs moved to cut back security expenses by 10% and revisit by the end of the year. Seconded by N. Medina. Four in favor and one abstained. Motion carried by majority vote.

- 5) **Hurricane Season Preparation:**  
**MOTION:** P. Enochs moved to contact Steve with Budget Tree Service to prepare the community for Hurricane Season and cost to not exceed \$3000. Seconded by T. Daly. Motion carried by unanimous vote.
- 6) **Tom Roche's Passing:**  
**MOTION:** P. Enochs moved to donate \$100 to Catholic Hospice in the name of Mr. Roche for the years of his service to the community. Seconded by T. Daly. Motion carried by unanimous vote.
- 7) **Foreclosure and Delinquency Committee:** Tom Daly will put together a committee to be lead by him.
- 8) **Adjournment:****MOTION:** P. Enochs moved to adjourn at 8:42 p.m. Seconded by N. Medina. Motion carried by unanimous vote.

Respectfully submitted by:

  
Adela M. Cala  
Acting Recording Secretary