

**Townhomes of Doral Oaks  
Homeowners' Association, Inc.  
Board of Directors Meeting  
August 11, 2009  
Minutes  
Revised**

**Call to Order:** A meeting of the Board of Directors of Townhomes of Doral Oaks was held on August 11, 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; Norma Medina, Treasurer; Michelle Baumann, Secretary and Tom Daly, Director. A quorum was declared.

**Board Member Absent:** Stephanie Oliver, Vice President

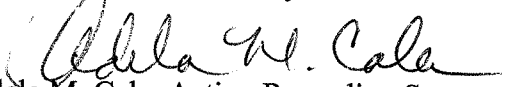
**Also Present:** Adela M. Cala, Community Association Manager and Unit Owner, Robin Watkin.

- 1) **Minutes:** **MOTION:** T. Daly moved to waive the reading of the minutes and approve the minutes of July 14, 2009 board meeting as presented. **Seconded by N. Medina. Motion carried by unanimous vote.**
- 2) **Management Report:** Read
- 3) **Replacement Trees:** Discussion about Derm giving out two trees per address for free. The Board will check with other members of community regarding their joining in to pick up some trees to plant in areas needed.
- 4) **Cable:** Couple of concerns regarding the contract were discussed. Once they are clarified and reviewed by the Association's Attorney, the contract will be executed by the Board.
- 5) **Delinquencies:** Payment from Account No.: 02202 has been received.  
**01102 & 01301–** Board agreed on payment plans and will request association attorney to draw up appropriate paperwork.  
**MOTION:** T. Daly moved to accept the proposed payment plans. **Seconded by N. Medina. Motion carried by unanimous vote.**
- 6) **Treasurer's Report:** N. Medina reported that we are on budget.

**MOTION: P. Enochs moved to put rental income in a separate bank account less current monthly expenses until such time that the Club issue is resolved. Seconded by T. Daly, opened for discussion. CPA firm will be contacted for advice. Motion carried by unanimous vote.**

- 7) **Trash Removal Company:** Discussion about the cost of the long term contract and considering paying the penalty to cancel it. P. Enochs advised that she cannot find anything in the Association Documents, in fact the opposite, stating the association is not responsible to pay for trash removal.
- 8) **Trespassing: MOTION: P. Enochs moved to implement and sign an agreement with the City of Doral Police Dept. that will allow them to site trespassers. Seconded by M. Baumann. Motion carried by unanimous vote.**
- 9) The Board read and acknowledge Judy Roche's "Thank You" card for the donation the Association gave to Catholic Hospice in memory of Tom Roche.
- 10) **Adjournment: MOTION: T. Daly moved to adjourn at 8:10 p.m. Seconded by N. Medina. Motion carried by unanimous vote.**

Respectfully submitted by:

  
Adela M. Cala, Acting Recording Secretary