

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

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

**Board Members Present:** Pat Enochs, President; Stephanie Oliver, Vice President Norma Medina; Treasurer and Michelle Baumann, Secretary (left early). A quorum was declared.

**Board Member Absent:** Tom Daly, Director

**Also Present:** Mr. Alvin L. McCray, Miami-Dade Solid Waste Dept.; Adela M. Cala, Community Association Manager and Unit Owners Jasmin Watkin; Monique Kroesen-Venn; Michelle Rousseau and Judy Roche

- 1) **Minutes:** **MOTION: P. Enochs moved to approve the minutes of August 11, 2009 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 recent cut backs in service days on landscaping, rodent control and fertilizing have helped to stay on budget.
- 4) **Adopt-A Tree:** P. Enochs reported that several of the trees picked up as part of DERM's adopt-a-tree program have been planted according to DERM'S guidelines. We would like to thank unit owner David Landrian-Shrewsbury and his scout troop for helping with this project. The scouts are planting trees working toward a badge.
- 5) **Cable:** Guarantee Management has been asked to contact the Comcast representative's supervisor regarding the cable contract.
- 6) **Miami-Dade Solid Waste Dept.:** Opinion letter obtained was included in the meeting package for Board members to read at their leisure.

Mr. Alvin McCray from the Miami-Dade Solid Waste Dept. attended the meeting to make a presentation to the Board. He distributed an information

pamphlet of the services they provide. The cost per year per homeowner including recycling is \$439. In the event the Association decides to terminate the private company, the County will provide 30 days notice to them and will bill the homeowners individually through their taxes. The first bill will be prorated until their next billing cycle.

P. Enochs noted for the record that our current waste service company, WSI, increased their fees last year 25% and with the current contract – they can raise the rates randomly including fuel surcharges which went as high as \$700 per month last year when the fuel prices were at \$4.00/gallon.

- 7) **Trespassing:** Couple of Homeowners present expressed their concern about outside teenagers congregating in the community. They were encouraged to contact the City of Doral Police Dept. whenever they see anyone loitering. An agreement has been signed with the City of Doral Police Department addressing that specific issue.
  
- 8) **Adjournment: MOTION:** P. Enochs moved to adjourn at 8:13 p.m. **Seconded by N. Medina. Motion carried by unanimous vote.**

Respectfully submitted by:

  
Adela M. Cala, Acting Recording Secretary