

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
January 12, 2010
Minutes
Revised**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on January 12, 2010 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:34 p.m. by Pat Enochs.

Board Members Present: Pat Enochs, President; Jurgen Oliver, Vice President Norma Medina; Treasurer; Maria Cabra, Secretary and Michelle Baumann. A quorum was declared.

Also Present: Adela M. Cala, Community Association Manager and Unit Owners Kenia Ford and Frances McLaney.

- 1) **Minutes: MOTION:** P. Enochs moved to approve the minutes of November 10, 2009 board of directors budget adoption meeting as presented. Seconded by N. Medina. Motion carried by unanimous vote.

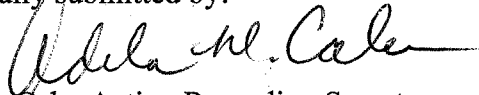
MOTION: P. Enochs moved to approve the minutes of November 10, 2009 board meeting as presented. Seconded by M. Cabra. Motion carried by unanimous vote.

MOTION: P. Enochs moved to approve the minutes of the Organizational Board of Directors meeting as presented. Seconded by M. Cabra. Motion carried by unanimous vote.

- 2) **Management Report:** Read
- 3) **Treasurer's Report:** N. Medina reported that the Association ended 2009 on budget. CPA firm will now review and provide year-end report.
- 4) **Nominating Committee 2010:** P. Enochs announced that the committee will consist of Maria Urbina, Frances McLaney and she will be Board liaison.
- 5) **Filling of Vacancies on Other Boards:** P. Enochs advised that per Village of Doral Oaks and Doral Golf and Country Club Documents the President is to serve on their Boards or appoint someone. P. Enochs will confirm with those Associations, and will appoint Barbara Romani to the Village of Doral Oaks board and Roger Consuegra to the Country Club Board.
- 6) **Flat Roofs:** The Board is looking into replacing them. Management will assist in obtaining quotes for re-roofing and consulting.

- 7) **Account #00605: MOTION: P. Enochs moved to accept 3 month payment plan as requested by Homeowner. Seconded by J. Oliver. Motion carried by unanimous vote.**
- 8) **Cupola on Quad: MOTION: N. Medina moved to have DeckTight Roofing repair it for a total of \$900. Seconded by J. Oliver. Motion carried by unanimous vote.**
- 9) **Solid Waste: N. Medina reported that the WSI line item needs to remain on the 2010 budget for a six month penalty for terminating WSI's contract before expiration. The penalty is being addressed by the association attorney. For 2011 the line item will be removed from the budget.**
- 10) **Account No. 01103: Homeowner present complained about the rocks placed in the common area of their quad and the landscaping around their home. Homeowner provided pictures to the Board with other areas where the rocks are aligned differently. Board will look into realigning the rocks and other concerns that were provided in writing by the homeowner.**
- 11) **Adjournment: MOTION: P. Enochs moved to adjourn at 8:52 p.m. Seconded by M. Baumann. Motion carried by unanimous vote.**

Respectfully submitted by:



Adela M. Cala, Acting Recording Secretary