

**Townhomes of Doral Oaks  
Homeowners' Association, Inc.  
Board of Directors Meeting  
February 9, 2010  
Minutes**

**Call to Order:** A meeting of the Board of Directors of Townhomes of Doral Oaks was held on February 9, 2010 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 7:31 p.m. by Pat Enochs.

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

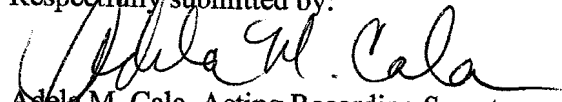
**Board Member Absent:** Maria Cabra, Secretary

**Also Present:** Lieutenant Jose Trigo of the Doral Police Dept.; Mr. Fraser Alport of Energy, Water and Taxes, LLC; Adela M. Cala, Community Association Manager and Unit Owners Donald and Kenia Ford.

- 1) **Minutes: MOTION: P. Enochs moved to approve the minutes of January 12, 2010 board of directors meeting with noted correction. Seconded by J. Oliver. Motion carried by unanimous vote.**
- 2) **Lieutenant Jose Trigo:** Provided literature regarding the census and advised of the importance of being counted. The information should be received by March 1<sup>st</sup> and filed by April 1<sup>st</sup>, 2010. He warned us that anyone representing ACORN is not a Census worker and should not be provided with any information.
- 3) **Mr. Fraser Allport, Energy, Water and Taxes, LLC:** Suggested cool roofs (thermo-set) when considering replacement of the flat roofs. This type of roof could possibly qualify the Homeowner to receive FPL and tax credits in addition to saving money on electric bills.
- 4) **Management Report:** Read
- 5) **9903 NW 52<sup>nd</sup> Terr.: MOTION: N. Medina moved to approve the proposal from Deck Tight Roofing for roof repairs. Seconded by M. Baumann. Motion carried by unanimous vote.**
- 6) **Dead Palm Tree Replacement:** The Board agreed to go with Tony's Lawn proposal.
- 7) **Account No.: 01704 Nearby Areas:** There are areas where the grass is being destroyed by vehicles. Suggestions will be obtained from vendors to remedy the problem.

- 8) **Credit Card Payments:** Obtain written contract for Board's review to clear out doubt about any cost to the Association for this service.
- 9) **Account No.: 01103:** Homeowners want the rocks removed from the common area of their quad. Tony's Lawn will be asked to take a look at the surrounding area landscaping and suggest other options.
- 10) **Treasurer's Report:** N. Medina reported that the Association was \$600 over budget on roofing repairs for January 2010.
- 11) **Adjournment: MOTION:** P. Enochs moved to adjourn at 9:03 p.m. Seconded by N. Medina. Motion carried by unanimous vote.

Respectfully submitted by:

  
Adela M. Cala, Acting Recording Secretary