

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

**Minutes
(Revised)**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on March 9, 2010 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:32 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: Steven A. Fein, Esq.; David Harris of Revo Payments Online Property Pay and Adela M. Cala, Community Association Manager and Unit Owner Frances McLaney.

- 1) **Unpaid Maintenance Assessments from Banks:** Steven A. Fein, Esq. attended the meeting to answer any questions or concerns from the Board regarding the most recent Court case in another County where Judge decided that the bank is bound to the HOA documents, even though the Statute says differently, and therefore the Association is not entitled to any payment from the bank after a Foreclosure sale.

The provisions of the Florida Statute and the Townhomes of Doral Oaks are in conflict. Mr. Fein's advice is to amend the Association documents to provide that a bank taking title to a home at a foreclosure sale is responsible for the payment of at least a portion of the unpaid assessments, if not all, which became due prior to sale.

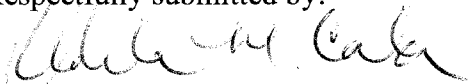
MOTION: M. Cabra moved to propose amending the Association documents as per legal opinion provided by Steven A. Fein, Esq. **Seconded by N. Medina. Motion carried by unanimous vote.**

- 2) **Revo Payments Online Property Pay:** Mr. David Harris explained their services, fees and answered questions about accepting online payments by e-check or credit cards. To be discussed further and decided upon.
- 3) **Minutes:** **MOTION:** P. Enochs moved to approve the minutes of February 9, 2010 board of directors meeting. **Seconded by N. Medina. Motion carried by unanimous vote.**
- 4) **Management Report:** Read
- 5) **Treasurer's Report:** N. Medina reported that the Association is on budget.

Tony's Lawn will be contacted to stretch out the next service to 3 weeks through May 31. This will help the Association stay on budget due to the roof repairs.

- 6) **Village of Doral Oaks**: P. Enochs will contact the President of the Board to make a payment proposal for the maintenance fees owed to them based on Mr. Fein's review of the information provided by Courtesy Management on behalf of The Village...
- 7) **Tree Trimming**: Proposals will be obtained.
- 8) **Flat Roofs**: Tabled
- 9) **Account No.: 01103**: The recommendations received from vendors to replace the rocks were deemed by the board to be cost prohibitive at this time. The board is trying to make decisions based on the current economic environment and the 2010 budget.
- 10) **Adjournment: MOTION**: P. Enochs moved to adjourn at 9:29 p.m.
Seconded by M. Cabra. Motion carried by unanimous vote.

Respectfully submitted by:



Adela M. Cala, Acting Recording Secretary