

**Townhomes of Doral Oaks
Homeowners' Association, Inc.
Board of Directors Meeting
April 13, 2010
Minutes**

Call to Order: A meeting of the Board of Directors of Townhomes of Doral Oaks was held on April 13, 2010 at Doral Park Golf and Country Club located at 5001 NW 104th Avenue, Doral, Florida. The meeting was called to order at 7:35 p.m. by Pat Enochs.

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

Board Member Absent: Jurgen Oliver, Vice President

Also Present: Adela M. Cala, Community Association Manager and Unit Owner Kenia Ford

- 1) **Minutes: MOTION:** P. Enochs moved to approve the minutes of March 9, 2010 board of directors meeting with noted correction. Seconded by N. Medina. Motion carried by unanimous vote.
- 2) **Management Report:** Read
- 3) **Village of Doral Oaks:** They are owed approximately \$1000 in maintenance fees for account number 01004. Legal fees do not have to be paid because they were attached to the previous Homeowner.
- 4) **Revo Payments Online Property Pay:** Discussed and decision pending.
- 5) **Tree Trimming:** Two proposals have been obtained. The two vendors will be asked to lower their price to stay within budget.
- 6) **Flat Roofs:** Moving forward with obtaining proposals. M. Baumann will ask her construction person for recommendation on Roofing Companies.
- 7) **Comcast:** P. Enochs contacted Corporate regarding the delay with the contract. Mitch Anton of Comcast left her a message advising that every time a change is made, it normally takes 4-6 weeks to have changes to the contract reviewed by their legal department. This contract has been going back and forth for awhile now. Mr. Anton has now sent an email to Steven A. Fein, Esq. with comments.
- 8) **Account No.: 01704:** Two violation letters have been sent to them regarding parking on the grass. Two rocks will be placed in this area to prevent them from parking there.

9) **Account No.: 01103**: Homeowner will be contacted by Tony's Lawn for a proposal to replace their landscaping at their expense.

10) **Adjournment: MOTION**: P. Enochs moved to adjourn at 8:40 p.m.
Seconded by N. Medina. Motion carried by unanimous vote.

Respectfully submitted by:

A handwritten signature in cursive script, appearing to read 'Adela M. Cala', written in black ink.

Adela M. Cala, Acting Recording Secretary