

VILLAGE OF DORAL LAKES HOA

10100 N.W. 51st Terrace Miami, Florida 33178

Office: 305.259.1461 Fax: 305.378.0259

Approved Board of Directors Meeting Minutes 04/15/2010

CALL TO ORDER and ESTABLISHMENT OF A QUORUM

○ Board Members Present

Norm Parsons President
Mary Aderholdt Treasurer
Bruce D'Amico Secretary
Isabel Linares Director
May Garcia-Clissent Director

○ Board Members Absent

Manuela Guardia Director
Yvette Pons Director

MANAGEMENT REPRESENTATIVE

Jorge Barriga from Miami Management, Inc.

The scheduled and posted meeting for the Village of Doral Lakes HOA for **April 15, 2010** was held at Doral Park Clubhouse. The meeting was called to order at 19:30 by Parsons with a quorum and discussion started.

TREASURER'S REPORT

- Total Cash Operating Account \$ 151,254.85 (*Adjusted balance as of 02/28/2010*)
- Accrued expenses \$ 2,567.24 (*As of 02/28/2010*)
- Total Income Year to Date \$ 70,784.44 (*As of 02/28/2010*)
- Total Expenses Year to Date \$ 48,297.64 (*As of 02/28/2010*)
- Net Income Year to Date **\$ 22,486.80** (*As of 02/28/2010*)
- Assessments Paid in Advance \$ 10,878.10 (*As of 02/28/2010*)
- Actual Reserve Fund YTD \$ 250,208.71 (*As of 02/28/2010*)

Collection Summary:

DELINQUENT ACCOUNTS REPORT AS OF:

MARCH 31st, 2009

Report Total:

\$95,266.00

Actual No. of Seriously Delinquent Accounts:

25

ITEMS PROPOSED FOR A VOTE BY THE BOARD

- Motion to approve the minutes from the March 18, 2010 Annual Meeting. D'Amico made a motion to approve the minutes as presented. Aderholdt seconded, all in favor and the motion carried.

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- Motion to approve the replacement of the maintenance room door. Aderholdt made a motion to approve the replacement of the maintenance room door by Raserca at a cost not to exceed \$695.00. Linares seconded, all in favor and the motion carried.
- Motion to approve the tree trimming for 2010. D'Amico made a motion to approve the tree trimming by Turf at a cost not to exceed \$7,875.00. Aderholdt seconded, all in favor and the motion carried.
- Motion to approve the removal of dead coconut palms. D'Amico made a motion to approve the removal of 3 dead coconut palms by Turf at a cost not to exceed \$300.00. Aderholdt seconded, all in favor and the motion carried.

OLD BUSINESS

- The newsletter was mailed to all homeowners
- The refrigerator magnets were mailed to all homeowners
- The main entrance sign has been removed and the new signs are being constructed. So far both Columbia Signs and Sign-A-Rama have declined to bid the removal of the main entrance sign wall.
- Sign-A-Rama has been out to the property and has ordered the new bulletin board. Installation is expected within the next three weeks.
- Raserca has started work on all of the mailbox pads and fire hydrant pads
- Public Works will not remove debris from the canal on the North side of the community
- The post orders for Guardtech are under review

NEW BUSINESS

- Storm drain cleaning – the community has 65 soakage pits and 1 catch basin
- Contacted the City of Doral and requested that the sidewalks along NW 52 Street be repaired

ADMINISTRATIVE SUMMARY

- Demand letters sent to accounts with late assessments
- Status report from the Associations attorney

MAINTENANCE TO COMMON AREAS

Common Areas: Common areas found in normal conditions. Manager inspected the pools area and restrooms.

Gates: Gates are all working at this time

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- Janitorial:** Regular service has been performed by Jose
- Landscaping:** Regular service has been performed by Turf
- Lighting:** All lights are working properly at this time
- Mailboxes:** Found in good condition
- Signs:** Some community signs are worn and should be replaced

COMMITTEE UPDATES

Architectural Committee

- None

Communications

- Recommended the sending of the newsletter in Spanish along with a notice about tree trimming.

Finance

- None

Landscaping

- Tree trimming has been approved and will be scheduled prior to hurricane season
- Obtaining a proposal to replace the dead coconut palms
- The ficus hedges throughout the community look poor. It is unknown how many will survive. Several options are being considered:
 - Removal of the dead hedges now
 - Cutting back the hedges and waiting to see how many survive
 - Removing all the hedges and repairing the fencing throughout the community
 - Replacing the hedges with other plant material

Legal Affairs & Doral Park

- None

Access Control

- Board will review the Guardtech post orders

OPEN FORUM

- Pole #12 is out

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- Recommended that the gatehouse sliding glass doors be checked, they may require repairs
- Have the Associations Attorney send letters to the homeowners that are running a business from their home
- Contact Guardtech and have the rover check on empty homes
- Contact Guardtech and inquire as to the possibility of sharing a rover with other guardtech communities in Doral
- Contact Guardtech about taking violation pictures as was the practice with the previous company

PENDING PROJECTS

- Repair/Replacement of the bulletin board at the main entrance (approved)
- Repair/Replacement of main entrance signs (approved)
- Replacement of warn community signage
- Replacement of light posts and lighting around the pool deck
- Repair/replacement of the fencing around the pool deck
- Repair of the pool decking
- Repair/Replacement of the pool furniture straps

ADJOURNMENT

- At 20:30 Linares made a motion to adjourn the meeting. D'Amico seconded, all in favor and the motion carried.