

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 01/21/2010

CALL TO ORDER and ESTABLISHMENT OF A QUORUM

○ Board Members Present

Norm Parsons President
Mary Aderholdt Treasurer
Bruce D'Amico Secretary
Isabel Linares Director

○ Board Members Absent

Yvette Pons Director
May Clissent Director
Manuella Guardia Director

MANAGEMENT REPRESENTATIVE

Jose Corbo, Jorge Barriga, and Camilo Bernal from Miami Management, Inc.

The scheduled and posted meeting for the Village of Doral Lakes HOA for **January 21, 2010** was held at Doral Park Clubhouse. The meeting was called to order at **19:35** by Parsons with a quorum and discussion started.

TREASURER'S REPORT

○ Total Cash Operating Account	\$ 154,465.97	(Adjusted balance as of 12/31/2009)
○ Accrued expenses	\$ 20,223.72	(As of 12/31/2009)
○ Total Income Year to Date	\$ 418,182.63	(As of 12/31/2009)
○ Total Expenses Year to Date	\$ 340,709.49	(As of 12/31/2009)
○ Net Income Year to Date	\$ 77,473.14	(As of 12/31/2009)
○ Assessments Paid in Advance	\$ 11,579.10	(As of 12/31/2009)
○ Actual Reserve Fund YTD	\$ 238,021.27	(As of 12/31/2009)

Collection Summary:

DELINQUENT ACCOUNTS REPORT AS OF DECEMBER 31st, 2009:

Report Total: \$85,822.00

Actual No. of Seriously Delinquent Accounts: (20)

ITEMS PROPOSED FOR A VOTE BY THE BOARD

- Motion to approve the minutes from the December 17, 2009 Board of Directors Meeting. D'Amico made a motion to approve the minutes as presented. Linares seconded, all in favor and the motion carried.

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OLD BUSINESS

- At least three proposals should be obtained for all new services

NEW BUSINESS

- There has been a change of representation from Miami Management. Jose Corbo the current property manager is moving to another community. The new manager will be Jorge Barriga and his assistant Camilo Bernal, both of which are licensed CAMS'.

ADMINISTRATIVE SUMMARY

- Demand letters sent to accounts with late assessments
- Status report from the Associations attorney
- Miami Management mailed the Holiday Newsletter along with the payment coupons for the 2010 maintenance fees
- Raserca has removed the holiday lights from the entrance and stored them in rubbermaid containers (placed inside the maintenance room)

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
The maintenance agreement on the gates has expired

Janitorial: Regular service has been performed by Jose

Landscaping: Regular service has been performed by Turf

Lighting: All lights working at this time

Mailboxes: Found in good condition

Signs: Signs throughout the community were found to be in overall good condition. Manager has received a proposal from P&R Services to refurbish the main entrance signs

COMMITTEE UPDATES

Architectural Committee

- No Update

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Communications

- Suggestion from the audience to look at sending refrigerator magnets to all homeowners/residents with the emergency number for police, the Miami Management Emergency number, the property managers number, the gatehouse number, Doral Parks number, the access control website, and the Doral Lakes website

Finance

- The community is healthy
- No new additions this month to the delinquent accounts in collections

Landscaping

- Manager met with Linares and Kubit on Tuesday December 22, 2010 at 11:00 AM to inspect the canal bank. Turf has begun the cleanup of the canal bank
- Turf trimmed the tree over the screen enclosure for Alejandro Rey
- 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

- A copy of the Doral Park meeting minutes was submitted

Access Control

- A letter is being drafted to notify homeowners and residents on how to update their visitor information online
- Guardtech is to provide a list of commercial vehicles that are parked on the property over night

OPEN FORUM

- The main entrance access bars need some reflective tape
- There may be a day care business operated from a home within the community
- The spot light behind the pool cabana timer may need to be reset

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- Old pool furniture that was placed inside the woman's restroom is to be removed and disposed of

PENDING PROJECTS

- Repair/Replacement of main entrance signs
- Repair/Replacement of the bulletin board at the main entrance

ADJOURNMENT

- At 21:27 D'Amico made a motion to adjourn the meeting. Aderholdt seconded, all in favor and the motion carried.

APPROVED