

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 06/17/2010

CALL TO ORDER and ESTABLISHMENT OF A QUORUM

○ Board Members Present

Norman Parsons President
Mary Aderholdt Treasurer
Isabel Linares Director
Manuela Guardia Director
Yvette Pons Director

○ Board Members Absent

Bruce D'Amico Secretary
May Garcia-Clissent Director

MANAGEMENT REPRESENTATIVE

Jorge Barriga from Miami Management, Inc.

The scheduled and posted meeting for the Village of Doral Lakes HOA for **June 17, 2010** was held at Doral Park Clubhouse. The meeting was called to order at 19:52 by Parsons with a quorum and discussion started.

TREASURER'S REPORT

- Total Cash Operating Account \$ 154,261.33 (*Adjusted balance as of 05/31/2010*)
- Accrued expenses \$ 4,116.33 - (*As of 05/31/2010*)
- Total Income Year to Date \$ 177,226.59 (*As of 05/31/2010*)
- Total Expenses Year to Date \$ 146,234.87 - (*As of 05/31/2010*)
- Net Income Year to Date \$ **30,991.72** (*As of 05/31/2010*)
- Assessments Paid in Advance \$ 12,349.10 - (*As of 05/31/2010*)
- Actual Reserve Fund YTD \$ 268,496.36 (*As of 05/31/2010*)

Collection Summary:

DELINQUENT ACCOUNTS REPORT AS OF:

May 31, 2010

Report Total:

\$85,487.00

Actual No. of Seriously Delinquent Accounts:

23

ITEMS PROPOSED FOR A VOTE BY THE BOARD

- Motion to approve the minutes from the May 20, 2010 BOD Meeting. Aderholdt made a motion to approve the minutes as presented. Linares seconded, all in favor and the motion carried.

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OLD BUSINESS

- Gangbox's Unlimited has ordered the replacement mailbox cluster. The installation is being coordinated with the Postal Service and is expected to be completed the week of June 14, 2010.
- Sign-A-Rama has ordered and delivered a second set of letters for the new bulletin board
- City of Doral has completed the sidewalk repairs along NW 52 Street NW 97 Avenue, and NW 102 Avenue

NEW BUSINESS

- Jarr Pro Electrical has completed the replacement of 8 150 watt metal halide light fixtures (for the main entrance sign and the security cameras) with 6 new 175 watt pulse start (green) light fixtures. Four will light up the entrance signs, 1 will be used for security cameras at the entrance, and 1 will be used for the new bulletin board.
- The updated post orders have been sent to Guardtech
- Turf has completed the installation of two Foxtail Palms behind the pool
- The Associations attorney sent a letter to the Mayor of Doral office in response to their requested for homeowners and tenants to obtain a letter from their association to certify residency of children at their homes for school registration. The Mayors office responded via email and advised that they have withdrawn the requirement.
- The tree trimming notice has been sent to all homeowners advising them that they can contact Turf directly to coordinate tree trimming of their tress along with the Associations.
- Poles 7, 12, and 18 have been repaired.
- A copy of the bulletin board key has been provided to Parsons
- A copy of the NW 102 Avenue padlock key has been provided to Parsons
- The palm trees have been repainted on the main entrance signs
- Graffiti has been removed from three mailboxes
- Review of the RFP for the pool area improvements
- Review of the New Owner/Tenant Acknowledgement Form

ADMINISTRATIVE SUMMARY

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

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MAINTENANCE TO COMMON AREAS

- Common Areas:** Common areas found in normal conditions.
- Gates:** Gates are all working at this time
- 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 Pole 18 is being vandalized
- Mailboxes:** Found in good condition
- Signs:** Some community signs are worn and should be replaced

COMMITTEE UPDATES

Architectural Committee

- None

Communications

- None

Finance

- None

Landscaping

- The ficus hedges throughout the community look poor. It is unknown how many will survive. Several options are being considered: (Tabled till next April)
 - 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

- None

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OPEN FORUM

- Contact ISN because remote controls are not responding
- Inquire as to re-stripping and/or replacement of gate poles
- Verify that Jade is logging all of the remote control serial numbers
- Contact Guardtech and advise them that no realtors are to be allowed access to the community unless an authorized resident/agent grants them access

PENDING PROJECTS

- 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
- Gatehouse sliding glass doors need to be repaired
- Replacement of warn community signage

ADJOURNMENT

- At 21:00 Linares made a motion to adjourn the meeting. Pons seconded, all in favor and the motion carried.