

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 05/20/2010

CALL TO ORDER and ESTABLISHMENT OF A QUORUM

○ Board Members Present

Norm Parsons President
Mary Aderholdt Treasurer
Isabel Linares Director
May Garcia-Clissent Director
Yvette Pons Director

○ Board Members Absent

Bruce D'Amico Secretary
Manuela Guardia Director

MANAGEMENT REPRESENTATIVE

Jorge Barriga from Miami Management, Inc.

The scheduled and posted meeting for the Village of Doral Lakes HOA for **May 20, 2010** was held at Doral Park Clubhouse. The meeting was called to order at 19:50 by Parsons with a quorum and discussion started.

TREASURER'S REPORT

- Total Cash Operating Account \$ 164,845.89 (*Adjusted balance as of 04/30/2010*)
- Accrued expenses \$ 2,870.95 (*As of 04/30/2010*)
- Total Income Year to Date \$ 145,328.89 (*As of 04/30/2010*)
- Total Expenses Year to Date \$ 114,578.32 (*As of 04/30/2010*)
- Net Income Year to Date **\$ 27,750.57** (*As of 04/30/2010*)
- Assessments Paid in Advance \$ 13,763.10 (*As of 04/30/2010*)
- Actual Reserve Fund YTD \$ 262,399.66 (*As of 04/30/2010*)

Collection Summary:

DELINQUENT ACCOUNTS REPORT AS OF:

April 30th, 2009

Report Total:

\$92,161.00

Actual No. of Seriously Delinquent Accounts:

23

ITEMS PROPOSED FOR A VOTE BY THE BOARD

- Motion to approve the minutes from the April 15, 2010 Annual Meeting. Pons 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 mailbox repairs. Two mailboxes have been vandalized. The manufacturer of the mailboxes no longer makes the boxes or replacement parts. The options are:
 - Replace 1 16 compartment mailbox for \$1,251.90 and 1 8 compartment mailbox for \$1,191.75
 - Replace 1 16 compartment mailbox for \$1,251.90 and repair one door on an 8 compartment mailbox for \$150.00 (using parts from 16 compartment box)
 - Attempt to seal openings with aluminum for \$200.00Aderholdt made a motion to approve the purchase of 1 16 compartment mailbox and attempt the repairs to the 8 compartment mailbox using parts from the old 16 compartment mailbox. However, if the repairs to the 8 compartment mailbox can not be done, then the purchase of an 8 compartment mailbox is approved. Pons seconded, all in favor and the motion carried.
- Motion to approve 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. Aderholdt made a motion to purchase and install 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. Linares seconded, all in favor and the motion carried.
- Motion to approve the post orders for Guardtech. Pons made a motion to approve the Guardtech Post Orders as presented. Aderholdt seconded, all in favor and the motion carried.

OLD BUSINESS

- Karibe construction completed the removal of the sign wall at the entrance
- Columbia Signs completed the manufacturing and installation of the front entrance signs
- Sign-A-Rama has completed the installation of the new Bulletin Board by the pool
- Raserca has completed the painting of all the fire hydrants and mailbox pads
- The post orders for Guardtech are under review
- City of Doral has started the sidewalk repairs along NW 52 Street
- Raserca has completed the replacement of the maintenance room door
- Raserca has completed the repairs for the running toilets in the woman's restroom
- Raserca has completed the painting and securing of the vandalized home at 10124
- Insurance renewal for 2010 has a reduced premium of \$163.49
- Tapia and Associates has completed the Associations 2009 Tax return and Audit

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NEW BUSINESS

- Turf has been notified about the tree trimming approval
- Turf has been notified about the approval for the replacement of the two palms by the pool
- Both Guartech and City of Doral Police have been asked to drive through the community and pay special attention to empty homes
- Mayor of Doral has requested homeowners and tenants obtain a letter from their association to certify residency of children at their homes for school registration. The management company nor the Board can do these certifications. Residents should work directly with the schools top determine what other documentation will work.
- A draft of the trim trimming notice has been included in the meeting package. A statement should be added for homeowners and residents to move their vehicles from the work areas when the work begins. The notice should also be in Spanish on the reverse side.
- Pole 18 has been 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.

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

Mailboxes: Found in good condition

Signs: Some community signs are worn and should be replaced

COMMITTEE UPDATES

Architectural Committee

- None

Communications

- None

Finance

- None

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Landscaping

- 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 has review the Guardtech post orders and has approved the latest version (06)

OPEN FORUM

- Poles 7 and 12 are out
- Provide bulletin board keys for the gatehouse and a board member
- Paint the palm trees on the new signs green
- Graffiti on two mailboxes
- 5150 may be running a cantina business from their home
- Adjust camera angles at the pool to point to the street
- Check for graffiti at the playground

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 20:35 Pons made a motion to adjourn the meeting. Linares seconded, all in favor and the motion carried.