



**Doral Homeowners Association
Board of Directors Meeting
Wednesday, July 17, 2013, 7:00 p.m.
Westover Elementary School**

MEETING MINUTES

- I. **CALL TO ORDER - Doral HOA Board and Home/Townhouse Owners-(HO/TH)**
- II. **ATTENDEES:** George Langbein, John Jones, Frank DeLuca, Sandy Bernstein
- III. **APPROVAL OF PREVIOUS MINUTES** - May 15, 2013 Minutes -Board Motion/Second/Vote-Minutes were unavailable so this action was tabled.
- IV. **OLD/NEW BUSINESS – (George Langbein)**
 - **Pit Bull Issue** - Discussion of cost-effective, legally defensible enforcement options, including fines, pertaining to the Doral Board’s May 15, 2013 Resolution prohibiting the keeping of Pit Bull dogs in Doral – specifically, means of compelling a current owner of a pit bull in Doral to relocate the animal (**George Langbein**)-**Motion was approved by vote of 3:1 that \$10/day fines be imposed.**
 - **Proposed Traffic Light at Hawkesbury and Randolph** - Update on any correspondence with Montgomery County regarding Doral HOA's desire for placement of a traffic light at Doral's entrance at Hawkesbury Lane and Randolph Road. (**Stan Friedman and George Langbein**)-**Stan was unavailable to discuss. This issue was tabled for this meeting. George Langbein decided to take on this issue.**
 - **Townhome Issues** - Update of any issues pertaining to the Town Homes in Doral, e.g., issues with appearance of guard rails, trash disposal areas, parking spaces, drainage, etc. (**Vicki Goss/Frank DeLuca**)-**Motion was approved 4:0 to send letter to TH residents indicating that only two cars could be parked in the assigned parking spots. Any cars owned by TH residents in excess of 2 need to be parked on Hawkesbury Lane.**
 - **Homeowner Contact Information Updates** - Update on progress toward compiling a complete list of homeowner e-mail addresses – summary of response to information request sent to residents in June 2013 by Summit Management – discussions of follow up options to obtain more complete

data set, e.g., door-to-door queries (**John Jones**)-**Reported that 30% of Doral HOA residents had responded to the Summit request for Email address. John and Frank and others to start going door-to-door to gather the addresses.**

- **Doral Web Site Issues** - Update on Doral's web site maintenance and discussion of training and other procedures to enable all Board Members to post Board-approved content on the site – suggestions on enhanced use of the web site for more frequent and more useful interaction with homeowners/residents and prospective advertisers. (**Stan and Ange Friedman, George Langbein**)-**This issue was tabled as Ange and Stan were unavailable.**
- **Hawkesbury-Riviera Pathway Repair Issue** - Update on the repair of asphalt pathway between Hawkesbury Lane and Riviera Terrace, and storm drain cleaning frequency. (**Frank DeLuca**)-**Board approved motion 4:0 for quote of \$988 to repair the pathway.**
- **Brandon Green Pathway Extension Issue** - Discussion of possible extension of the "pathway to nowhere" off of Brandon Green Drive to connect through the wooded drainage site to Pebble Beach and Riviera, including pavement and solar power lighting options. (**George Langbein/Board Discussion**)-**Board approved motion to authorize \$2000 for initial survey and to explore a second phase of the project.**
- **ARC Inspections** - Review of status of 2013 ARC inspections/walk-throughs and summary of the number of residences cited (or to be cited) for ARC violations, status of violation letters and responses (**Sandy Bernstein**)-**Sandy reported the number of outstanding violations from 2012 was still very high. In addition, it appears that accounting for the violations and correction of those violations by Summit seems to be out of whack. Sandy to explore improved processes to fix this issue.**
- **Hawkesbury and Princeville Lawn Maintenance, ARC Side-Issue** - Status of the lawn maintenance of two residences on Hawkesbury Lane and Princeville Court cited in May and June for overgrown grass (**Sandy Bernstein and John Jones**)-**John reported this situation appears to be getting back under control.**
- **Hawkesbury Rental Property, ARC Side-Issue** - Status of repairs and maintenance to rental property on Hawkesbury Lane cited by Doral and Montgomery County for numerous ARC and covenant violations (**John Jones and Sandy Bernstein**)-**John reported this property is now occupied and the resident seems to be making an attempt to fix issues. A Certified Mail letter was sent to document the issues. It was recommended that fines be delayed to allow the new resident to make corrections.**
- **Other ARC Issues** - Update on any other outstanding ARC issues (**Sandy Bernstein**)-**Sandy had no further updates.**
- **Fine Assessment Authority Available to the Board** - Review of monetary fine options available to the Board for violations of ARC

guidelines and general covenants. **John reported that fine assessment authority from the By Laws clearly provides for \$25/day fines.**

- **Budget Status** - Brief overview of the status of Doral HOA's finances for the second quarter of CY2013 and update on status of build-up of reserve funds. **(John Jones)-John reported the HOA is financially in the black. There was a one-time charge of \$800 that went against the storm drain budget line**
- **Community Event Proposal** - Discussion of whether to attempt a "community gathering" or "community meet and greet" as has been suggested from time to time by some homeowners/residents and, if so, where to have such a gathering. **(George Langbein/Board Discussion)- This action was tabled for a future meeting.**

V. **OPEN FORUM** (15 Minutes) - HO/TH Comments-**There were no HO/TH owners present.**

VI. **ADJOURNMENT** - Board Motion/Second/Vote-**Board approved 4:0 to adjourn.**