



**Doral Homeowners Association  
Board of Directors Meeting  
Wednesday, March 19, 2014, 7:00 p.m.  
Westover Elementary School  
AGENDA**

**I. CALL TO ORDER – George Langbein**

*Attendees: George Langbein, Frank Deluca, John Jones, Sandy Bernstein and Vicki Goss*

**II. REVIEW AND APPROVAL OF JULY, SEPTEMBER, NOVEMBER AND JANUARY MINUTES – Stan Friedman and Vicki Goss** - July 17, 2013, September 17, 2013, November 20, 2013 and January 15, 2014 meetings and posting on web site

*Board Motion/Second/Vote to approve Minutes for the January 15, 2014 meeting*

**III. OLD/NEW BUSINESS - George Langbein**

- **Successful Petition for Traffic Light: George Langbein** – Report on successful interaction with Montgomery County for a traffic light at Hawkesbury and Randolph  
*Engineer study will be done to initiate a traffic light at Hawkesbury and Randolph.*
- **Review of 2013 Year-end Finances: John Jones** - Year-end summary of finances  
*Good shape for 2013 going into 2014*
- **Status of Audit of Doral 2013 Finances: John Jones** – Auditor activities soon to commence – critical need to provide all 2013 minutes and any other information requested  
*George Langbein agreed to complete the July 2013 minutes*
- **New Landscaping Proposals: George Langbein, Jennifer DePasquale, Heather Chinn, John Jones** – (1) Proposal for enhanced landscaping at the entrance to Doral, including cleanup of wooded areas, new plantings, repair and refurbishment of brick entryways, etc. (2) Proposal for planting ground cover plants along the east sidewalk from Brandon Green to Pebble Beach in order to prevent mud flow across the sidewalk and to “beautify” the rust-brown guardrails along Hawkesbury (and perhaps the TH guardrails)

- **Draft ARC Guidelines and Revised Fine Imposition Procedures: Stan Friedman** - Status of posting of these documents on the Doral website for review by HOA member prior to HOA Annual Meeting
- **Final Status of 2013 ARC Inspections and Schedule for 2014 Inspections: Sandy Bernstein** - Review of final status of 2013 ARC inspections and summary of the number of residences cited for ARC violations, status of homeowner fines and responses – proposed timing for 2014 inspections and suggestions for any process/records/notification/fine improvements
- **TH Issues: Vicki Goss** - Update on issues pertaining to the Town Homes in Doral – (1) Preparation of notice to TH residents regarding parking privileges and limitation; (2) Caution to TH owners to keep toys and household trash from common area and drainage area
- **Status of Doral E-Mail List Survey: John Jones and Frank Deluca** – Finalizing of list of homeowner e-mail addresses from recent door-to-door survey of residents by BOD members – need to finalize very soon to enable rapid communication with residents, notify of HOA meetings and to save on postage

*Discussion of need to get support to finish the list – we are close to 100% .  
Goss to assist with remaining TH residents .*

- **Web Site: Stan Friedman and Ange Friedman** -Update on Doral's web site and discussion of training and other procedures to enable all Board Members to post Board-approved content on the site – need to make much better use of the web site and to maintain it in an up-to-date manner

*Discussion for Board to gain access and new administrator due to absences of Angie Friedman.*

- **Survey of PTN Pathway Boundaries and Possible Route: Frank Deluca** – Update on any developments on the "pathway to nowhere" (PTN) off Brandon Green to connect through the wooded site to Pebble Beach and Riviera -- status of progress of surveys of the pathway access on Brandon Green and Pebble Beach, possible pathway route through the woods and possible funding mechanism .

*Issue tabled for discussion at later date.*

**Other Issues, If Any:**

**IV. OPEN FORUM** (15 Minutes)-HO/TH Comments

*There were no Home/Townhouse owners present.*

**V. ADJOURNMENT**-Board Motion/Second/Vote

*Board Motion/Second/Vote – Board approved 5:0 to adjourn.*