



Doral Homeowners Association
Wednesday, May 20, 2015
Meeting Minutes

- I. **CALL TO ORDER – George Langbein**
In attendance: George Langbein, Frank Deluca, John Jones, Sandy Bernstein, Heather Chinn, Valerie Damiano and Bill Buttaggi
- II. **REVIEW AND APPROVAL OF MARCH 2015 MINUTES – Vicki Goss**
Motion made and seconded to approve the March 2015 minutes.
- III. **OLD/NEW BUSINESS - George Langbein**
 - **Election of Board Members: George Langbein** – Tally of votes for two prospective Board members, Frank Deluca to a new three-year term and Bill Buttaggi to a first, three-year term; Doral Bylaws require that 10% of HOA members vote in person or by proxy in order to have a valid election, meaning that at least 16 votes must be cast; thanks to outgoing Board member Valerie Damiano for her service.
After tally of 25 ballots, Frank Deluce was elected for a new 3-year term and Bill Buttaggi was elected for a first 3-year term
 - **Reorganization of Board Responsibilities: George Langbein** -- Outlines new responsibilities of Board members for the coming year; briefs the public on HOA accomplishments to date
 - **Review of Doral Solicitation for Bids/Proposals for Vendor Services: George Langbein, Frank Deluca** -- Doral HOA recently asked several prospective vendors for bids/proposals for insurance coverage and financial audits; awards for these services will be made on the basis of the lowest cost, technically acceptable bids; vote on the selection of winning bids will proceed if prospective vendors have responded
Motion made, seconded and approved to have Daly Hammond & Associates complete the financial audit.
Motion made, seconded and approved to continue to use State Farm for insurance coverage.
 - **Traffic Calming Signs: Bill Buttaggi, Frank Deluca** – Progress on installation of traffic calming signs along Hawkesbury Lane; sign design and their placement are to be finalized
 - **Maintenance of Doral Stormwater Management Facility: Frank Deluca** – Status of cleanup of the area and long-term plan for preventive maintenance by contractor
 - **Status of Legal Procedures for HOA Dues Delinquencies: George Langbein** – Update on any cases that have been referred to attorney action
 - **Review of Salient Findings from May 2 2015 ARC Inspections: Sandy Bernstein, Heather Chinn, Valerie Damiano** – Review of general findings

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from the ARC inspections, summarizing the overall number of violations, their nature and the status of notices to affected homeowners

Sandy Bernstein and the rest of the ARC reviewed at a high level the results of the ARC inspection. In general, it was thought that there were less deficiencies this year than last year. The ARC believe this can be attributed to the door hangers advertising the Inspection that were placed on all the doors of the TH/HO in the neighborhood.

The Board approved the new 2015 Updated ARC Guidelines that were placed on the Doral HOA Web Site.

The Board also approved the appointment of the Doral HOA Architecture Review Committee (ARC). The ARC will be initially staffed with two Co-Chairman on the Board (to be Heather Chinn and Sandy Bernstein for the coming year) and one non-Board Member (to be Valerie Damiano for the coming year).

- **Town Home Issues: Vicki Goss, George Langbein, Frank Deluca** -- Update on issues pertaining to the Town Homes in Doral
- **Doral Web Site: George Langbein** -- Update on Doral's web site; the site is operational and available to all HOA members; discussion on keeping the content of the site current and who on the Board has the technical skills to shepherd the site
- **Use of Doral E-Mail System: George Langbein, John Jones** – Some minor technical difficulties remain with the system, including some non-working (incorrect) addresses and blocking of Doral e-mails by spam filters; these are being addressed; full operability is expected soon
- **Review of Doral Finances: John Jones** -- Summary of the financial status of HOA

IV. **OPEN FORUM** (30 Minutes)-HO/TH Resident Comments

V. **ADJOURNMENT** - Board Motion/Second/Vote
Motion made, seconded and approved to adjourn the meeting.