



**Doral Homeowners Association
Annual Meeting
Wednesday, November 16, 2016, 7:00 p.m.
Westover Elementary School
MINUTES**

- I. CALL TO ORDER AND INTRODUCTIONS – **Jean Langbein**
Attendance: Jean Langbein, Richard Carr, Sandy Bernstein, Heather Chinn, Bill Buttaggi, Vicki Goss
- II. REVIEW AND APPROVAL OF JULY 20, 2016 AND SEPTEMBER 21, 2016 MINUTES – **Vicki Goss and Board**
Motion made and seconded to approve July 2016 minutes and September 2016 minutes (with corrections).
- III. BOARD MEMBER REPORTS
- Financial Report: **Richard Carr**
- ◆ Financial status report. *Good working relationship with Cyrstal. All invoices paid from last meeting through today. Balance good; delinquencies and fines are down.*
- Contracts Report: **Frank DeLuca**
- ◆ Contract status updates, if any. Painting of Town House parking spaces to be included in the 2017 budget. *Board will look at 2 estimates via email from Frank (absent due to illness) and address at the January meeting.*
- ARC Report: **Sandy Bernstein/Heather Chinn**
- ◆ ARC inspection status update. Review of 9/28/16 walkthrough. *Homeowners are taking care of issues. TH unit #619 discussed but per ARC has complied with deficiencies.*
- Doral Town Home Report: **Vicki Goss**
- ◆ Status of Town Home signage and flyers discussing bulk trash and trash enclosures. *Completed.*
 - ◆ Report on any new issues pertaining to the Town Homes. *Discussion of leaf removal and specifically 2x in the fall – problem with weather but will remind Hercules to come out and complete.*
- Doral Website: **Bill Buttaggi**
- ◆ Status of Doral website. *Discuss of Google Docs Drive and space saving. Bill will investigate and set up something.*
- IV. OLD/NEW BUSINESS
- Old Business:
- HOA Dues Delinquencies: **Jean Langbein**
- ◆ Current status of delinquent accounts. *There are four homeowners that owe over \$400 and Sandy Bernstein offered to contact each via phone call.*
- Pet Litter Signs: **Board**
- ◆ Vote for the record on spending \$41.22 on litter signs. *Motion made, seconded and approved to pay.*
- Trash Enclosure Signs: **Board**
- ◆ Vote for the record on spending \$48.41 on Town Home trash enclosure signs. *Motion made, seconded and approved to pay.*

New Landscaping and Management Contracts: Jean Langbein & Richard Carr

- ◆ Status of new contract executions. *Good to go.*

New Business:

Doral Proposed 2017 Budget: Jean Langbein & Board

- ◆ Discussion/Approval of the Doral Proposed 2017 Budget. *Motion made, seconded and approved to accept proposed budget.*

Revisiting Bulk trash Pickup Plan: Board

- ◆ Discussion on dealing with bulk trash. *No more discussion on this issue – put to bed.*

V. OPEN FORUM (30 Minutes)

- HO/TH Resident Comments

VI. ADJOURNMENT

- Board Motion/Second/Vote. *Motion made, seconded and approved to adjourn at 8:08 pm.*