



**Doral Homeowners Association Meeting**  
**Wednesday, September 21, 2016, 7:00 p.m.**  
**MINUTES**

- I. **CALL TO ORDER – Jean Langbein**  
*In attendance: Jean Langbein, Richard Carr, Heather Chinn, Frank DeLuca, Bill Buttaggi, Sandy Bernstein and Vicki Goss*
- II. **REVIEW OF July 20, 2016 Meeting Minutes – Vicki Goss and Board**  
*Deferred and will be sent to Board for approval via email.*
- III. **BOARD MEMBER REPORTS**
- **Financial Report: Richard Carr**
    - Financial status report.  
*Finances are in good shape. A proposed budget was presented to the board for review and will be distributed to the homeowners. Final approval of the budget will occur at the November meeting.*
  - **Contracts Report: Frank DeLuca**
    - Special Project - Townhouse painting of parking spaces.  
*Last time estimated cost about \$1500 and Frank will get pricing for November meeting. This item will be include in the 2017 budget for work to be completed next Spring.*
    - Any contract status updates.
  - **ARC Report: Sandy Bernstein/Heather Chinn**
    - Update on oversight of Landscaping Contractor  
*85 homes with violations in June and about 37 violators still as of August. Next walk thru will be around 9/28/16*
  - **Doral Town Home Report: Vicki Goss**
    - Tree trimming and trash area cleanup  
*Discussion of trash receptacle areas and problems with litter and trash in incorrect disposal in recycle containers. Bill Buttaggi to look into/design sign for each of three trash receptacle areas. Vicki to work with Bill for ideas. The Board discussed hand delivering notices to the town home owners to encourage compliance.*
    - Any new issues pertaining to the Town Homes
  - **Doral Website: Bill Buttaggi**
    - Any updates to status of Doral website.  
*Bill will add a section to the website called “What’s New in Doral”. And a note on home page for residents to contact ARC. Rainscapes resource information has been added to the website. Bill has been exploring the ability to have a folder for storage of documents on Google drive.*
- IV. **OLD/NEW BUSINESS**
- **Old Business:**
    - **Status of Legal Procedures for HOA Dues Delinquencies: Jean Langbein**  
*Delinquent house; Lawyer processed – all settled \$5K plus court cost.*
    - **Stream Erosion: Richard Carr and Board**

- Update on walk thru with Montgomery County  
*Table until next meeting*
  - Power Washing and Cleanup of Town Home Trash Enclosures: **Frank DeLuca and Board**
    - Status on cost and when work will be accomplished.  
*Completed.*
- New Business:
  - New Tree Health Program for Brandon Green Circle Trees: **Frank DeLuca and Board**
    - Status on tree treatments  
*Trees treated in circle 2x and vendor covered the cost. Frank will get estimates for treatment to occur in the Spring.*
  - Contract Bids: **Richard Carr and Jean Langbein**
    - Review of bids submitted for consideration for landscaping and property Management. Board vote on new contracts  
*Board members reviews bids and proposals for landscaping and property management. Motion made, second and approved to accept Greenskeeper bid for Landscaping and motion made, second and approved to approve Summit Management.*
  - Doral Tree Pruning Quote: **Heather Chinn and Board**
    - Was pruning done? *Completed*
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V. OPEN FORUM (30 Minutes)

- HO/TH Resident Comments . *None at this time.*

VI. ADJOURNMENT

- Board Motion/Second/Vote  
*Motion made, second and approved to adjourn.*