



**Doral Homeowners Association Meeting**  
**Wednesday, January 18, 2017, 7:00 p.m.**  
**Minutes**

I. CALL TO ORDER – **Jean Langbein**

*In attendance: Jean Langbein, Frank DeLuca, Bill Buttaggi, Heather Chinn, Sandy Bernstein and Vicki Goss*

II. REVIEW AND APPROVAL OF November 16, 2016 MINUTES – **Vicki Goss and Board**

*Motion made, seconded to approve 11/16/16 minutes with one addition to the ARC Report.*

III. BOARD MEMBER REPORTS

● Financial Report: **Richard Carr**

- Financial status report.
- Emailed to Board prior to meeting since Treasurer is absent.
- Report updated to end of November 2016 based on available financial report.
- Will provide updated Financial Status Report by email to Board upon release of end of year financial report.

*Richard Carr not present at meeting so board reviewed financial report which was emailed.*

● Contracts Report: **Frank DeLuca**

- Contract status update.

*Nothing new to report at this time.*

● ARC Report: **Sandy Bernstein/Heather Chinn**

- ARC status update.

● Doral Town Home Report: **Vicki Goss**

- Doral Town Home status update.

*No issues at this time. Some of the lights are out in the parking lot and Vicki to go on the county website and./or call 311 to report. Update on vehicle of 613 BGD with expired tags. Jean has been in contact with owner who has scheduled car to be towed next week because inoperable. Frank stated he will make contact with the owner to provide assistance about “donating vehicle for tax break”.*

● Doral Website: **Bill Buttaggi**

- Doral Website status update.

*No significant changes. Bill did set-up Google Drive for Doral Board to keep documents and explained that it is extremely simple and provided instructions.*

#### IV. OLD/NEW BUSINESS

- Old Business:

- New Landscaping and Management Contracts: **Jean Langbein**

- Status of new contract executions. Both executed and copies provided to Summit.  
*Both contracts signed and executed. Carr and Langbein met with Greenskeeper who is anxious to get started on projects. Summit has been very responsive with things thus far.*

- Special Project – Town Home Parking Space Painting: **Frank DeLuca & Vicki Goss**

- Placeholder reminder that we plan to do this in the Spring. Status of bids.  
*Frank Deluca secured two bids from JB Parking and Striping for \$2K and a local company AB Viers & Son Paving for \$1,500. After discussion and review of proposals the board made motion, seconded and approved to select JB Parking and Striping as the vendor to complete this project. Motion made, seconded to approve JB Parking and Stripig to complete work in TH parking lot.*

- New Business:

- Boards Priority Listing for Landscaper: **Heather Chinn & Board**

- Assemble a priority list of items that the board would like the new landscaper to address.  
*Board discussed items would like Greenskeeper to complete are: Trees in circles, flower beds by entrance sign, erosion on grass in TH area, mulch in front side area, complete reseed. The tree proposal for Pebble Beach Ct. discussed but no decision because Greenskeeper is to deal with trees so we will wait.*

- Status of State Farm Insurance Letter of December 21, 2016 regarding G&C Towing Class Action Lawsuit: **Jean Langbein**

- Response to request for information from State Farm.  
*State Farm is representing us and we do not have specific information because not reflected in minutes.*
- Follow on actions?

- Discussion on the HOA obtaining a Corporate Credit Card: **Jean Langbein**

- Alternative to individual Board Members having to pay for special projects or web based subscriptions with personal funds and then submitting for reimbursement.
- Issues or concerns. Methods for limiting abuse.

- Other alternatives.

*Jean Langbein contacted Summit and they have Corporate Credit Card and process for Doral to notify them of a charge to be paid and Summit will pay is fine.*

- Discussion on any projects the Board wants to work in 2017: **Jean Langbein & Board**

- Open discussion.  
*Mention Rainscapes and options for new landscaper.*

- Board Member Term Expirations and Plan for May 2017 Annual Meeting: Jean Langbein & Board
  - Two board member's terms expire this year: Vicki Goss and Heather Chinn. *Heather Chinn expresses that she will resign her position as well as Sandy Bernstein leaving ARC position open. Vicki Goss expressed that she will remain in the board but would prefer not to continue minutes.*
  - Discussion on whether they will run again and if not plan to find replacement(s).

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments  
*Homeowner discussed issue with diseased tree in circle on Brandon Green Drive and asked Board to trim or replace tree. The board voted to treat the tree but will look into options of cost of replacing versus treating.*

VI. ADJOURNMENT

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