



Doral Homeowners Association Meeting
Thursday, January 25, 2018, 7:00 p.m.
(rescheduled from original meeting on 1/17/18 due to snow)
Jean and George Langbein's Home

MEETING MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF SEPTEMBER 20 MINUTES – **Bill Buttaggi and Board** –
- Motion made and passed to accept the minutes
- III. BOARD MEMBER REPORTS
 - Financial Report: Richard Carr
 - Financial status report. – *2017 Year final numbers not in yet. Several invoices have been received for payment. Only 5 homeowners asked for coupon books. Overall financials are good.*
 - Special Projects Report: Frank DeLuca
 - Special Projects status update. – *Option presented to review landscaping on the east side of the front entrance. It was previously cleaned up and mulch applied. No action taken at this meeting. El Hadji will develop a TH erosion proposal for the end of the middle group of townhomes closest to Hawkesbury. This should be available to review at the March meeting.*
 - ARC Report: El Hadji Fall
 - Homeowners are complaining about a truck parked on the street for an extended period of time. The truck has current tags and has been reported to the local police. Situation to be monitored.*
 - Status of previous assessment and ARC fines/late fees – *A homeowner has applied to ARC for approval of an elevator which will require ARC approval, neighbor approval and county variance approval. El Hadji will meet with the contractor and homeowner to discuss other options since the original application and final plans have changed.*
 - **LATE FEES** – *Several homeowners continue to have outstanding balances and several have legal action pending. These homeowners will be contacted to determine a payment arrangement if possible. An amendment approved May 2016 instructs Summit Management Company to apply any payments to fines/late fees before the monies are credited towards assessment dues. This arrangement has led to several people getting additional fines. The Board discussed changing the order of payment and will consider changing the order of collection at the general meeting in May.*
 - *Color clarification for ARC guidelines to be addressed at May meeting. Front door and garage doors must match!*
 - Doral Town Home Report: Vicki Goss
 - Doral Town Home status update. – *Vicki not present.*
 - *Discuss trash at TH trash enclosures – garbage scattered in corals, uneven numbers of bins, large items left. Board voted to get an estimate to clean up the first two corals, get them*

cleaned and then send special assessments to TH residents with letter. – motion made and approved.

- Doral Website: Bill Buttaggi
 - Doral Website status update. – *New website in the workings and ahead of schedule. New site should be available to view soon. Bill to call web.com and figure out how to keep our same url. Bill will also will fix links on existing website.*

IV. OLD/NEW BUSINESS

- Old Business:
 - Status of legal action taken on homeowner for delinquent fees – **Jean Langbein** – *Board will continue with legal action on members with outstanding balances*
 - Update on any new Board Members – **Jean Langbein** – *No expressed interest yet. Bylaws state a minimum of 3, no more than 7 board members but number should be uneven. Richard to review the covenants again to determine if residents other than homeowners can be considered for board positions (i.e. tenants with approval from the homeowner).*
- New Business:
 - *Homeowner who expressed concerns about Quail Creek residents being members of Doral HOA was not present since the scheduled meeting on January 17 was cancelled due to lack of access to the school to meet (school cancelled that day).*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments

VI. ADJOURNMENT

- Board Motion/Second/Vote - *Motion made and passed to adjourn*

Board members in attendance:

Jean Langbein, Richard Carr, Frank Deluca, Bill Buttaggi, El Hadji Fall