



**Doral Homeowners Association Meeting**  
**Thursday, July 26, 2018 - 7:00 p.m.**  
(Rescheduled from original meeting on 7/18/18)  
**Jean Langbein's Home**

**Minutes**

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF MARCH 22, 2018 MEETING MINUTES AND 2017 ANNUAL MEETING – **Bill Buttaggi and Board**  
-- 2017 Minutes approved. March Minutes – Approved with small changes.
- III. BOARD MEMBER REPORTS
  - Financial Report: Richard Carr
    - Financial status report.  
-- In general everything good. Assessment delinquencies went down quite a bit. Overall with the budget we're fine. Several outstanding invoices still due with changeover in Summit staff
  - ARC Report: El Hadji Fall & Craig Jones
    - ARC status update.
      - Annual Inspections / Walk-through – how it went -- Overall went well – Paint violations went down from 16 to only 5. Most violations were mold and most have been corrected. Need to schedule another walk-through to check homes with violations again. 4 houses with mis-matched paint. Need to send out fines at this point, homeowners are ignoring first notices.
      - Status of ARC fines/late fees – One outstanding ARC fine is being addressed by legal measures
      - RainScapes proposal -- El Hadji applied. Meeting scheduled in two weeks for project near 619 townhome area. After meeting, a plan will be submitted to the county. Money for plan will most likely come out of reserves but RainScapes should partially reimburse.
      - Issue of flowers vs shrubs at front entrance – **Jean Langbein** -- Deer eating current flowers and lack of regular watering is resulting in poor display. Richard to talk with Greenskeeper for options to consider with possible use of shrubs with no flowers. Watering on a regular basis is difficult since there is not a water supply.
  - Doral Town Home Report: Vicki Goss
    - Doral Town Home status update. – Mice problem near 611 townhomes. Some property's are HOC – homeowners not keeping up with outside maintenance. Brick missing, vine growing, trash put outside door. HOC is the homeowner – Board spoke with HOC representative and they will do an inspection.
    - Vicki to draft an email to be sent out to townhome owners about trash being left out and keeping enclosures clean and the issue of mice.
    - Concerns of rodents in HOC property – see above notes on this issue.

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- Doral Website: Bill Buttaggi
  - Doral Website status update. – No updates. Will have option for community forum by next meeting.

IV. OLD/NEW BUSINESS

- Old Business:
  - Status of any legal action – **Jean Langbein** -- Still have 2 homeowners with outstanding dues and fines. Lawyers continue to address these issues.
  - Update on revising bylaws to include sheds or other community requests – Right now covenant does not allow. To change that, 105 votes of homeowners would be needed. County has guidelines. Board would need to come up with parameters – size, colors, etc. - Richard to do some research and board will continue discussing.
  - Status of replacement of Magnolia tree in Brandon Green Circle – Original Magnolia still in place due to a lot of rain. No replacement needed at this time.
  - Update on cleaning/repair of trash enclosures in townhomes – **Richard Carr** – Project completed. Enclosures look great and repairs made. Will put in the budget to do every 2 years.
- New Business:
  - Summit Management / invoice payments – **Richard Carr and Jean Langbein** -- Accounts payable person at Summit left. New person (Tracy) is getting up to speed. CFO of Summit pulsing vendors about invoices and are working on issue of invoices not being paid. Other areas of Summit have been fine.
  - Approval for Greenskeeper to trim tress from storm damage at front entrance – **Richard Carr - Formal motion made for email approval – Approval made**
  - Review of existing contracts/renewals – Jean Langbein -- Every July Board reviews contracts. Difficult process to get bids. Summit dropped ball on invoices and ARC fines – Board discussed possibility of changing to a different management company. We are with Summit until Oct. 3 - Motion made/approved to have a meeting with Summit to voice our concerns.
    - We have Greenskeeper until Dec 1 - Richard and Vicki satisfied with the work.
    - Trash contract old – Service and price good. – Board to request new updated contract.
    - Motion made / approved to keep all other contracts at this time (legal, insurance, audit).
  - Evaluate the need for a new Reserve Study – Richard Carr -- Last study done in 2010. Auditors recommend it be done every 5 years. HOA has to hire a company to do the study. Study provides justification on what we're charging homeowners. Motion made and approved to pursue a new reserve study. Richard to find out what the last study cost. Eventually we'll need to get bids to have study done.
  - Board attendance at meetings – Jean Langbein -- Discussion on importance of board members making meeting.
  - Discussion on Quail Creek residents' concern as part of Doral – Jean Langbein -- Issue was addressed years ago. Doral Lawyer states Quail Creek is part of Doral. Board will forward letter from lawyer to homeowner and state that based on what the lawyer says, the issue is over and homeowner can contact the lawyer if they have questions.

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments - Water pooling and not draining in front of last row if townhomes. Worrisome to homeowners. El Hadji to come look at and discuss.

-- Jean to contact Officer Katie Beard about curb repair at entrance.

VI. ADJOURNMENT

- Board Motion/Second/Vote  
- Motion made and approved.

Board Attendance: – Vicki Goss, Jean Langbein, Richard Carr, El Hadji Fall, Bill Buttaggi, Craig Jones