



Doral Homeowners Association Meeting
Wednesday, September 26, 2018 - 7:00 p.m.
(rescheduled from original meeting on 9/19/18 due to Yom Kippur)
Westover Elementary School

MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF JULY 26, 2018 MEETING MINUTES – **Bill Buttaggi and Board**
- Motion made and passed / Minutes approved.
- III. BOARD MEMBER REPORTS
 - Financial Report: **Richard Carr**
 - Financial status report. *- Richard not present, but provided report. Overall financials are good.*
 - ARC Report: **El Hadji Fall & Craig Jones** - *Not present*
 - ARC status update.
 - Status of ARC fines/late fees – *No update at this time.*
 - RainScapes proposal – *Will have proposal at next meeting.*
 - Front Entrance flowers/shrubs – *Deer and watering is a problem. Questioning if we want colorful flowers which will require netting and watering, or low maintenance shrubs. Richard to work with Greenskeeper on options, recommendations and cost. Vicki to look into options for flowers/shrubs with color, but that deer won't eat.*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update.
 - Status of mice problem – *Mice problem continues but has gotten better. A few neighbors have spent money to remedy. Unit #611 needs some repair and HOC has been called. HOC can go into home and inspect and a request has been made. Waiting to hear from HOC*
 - Landscaping issue – *Request made to have landscaper blow leaves and grass away from the trash enclosures*
 - Doral Website: **Bill Buttaggi**
 - Doral Website status update. – *Website doing well. No major updates.*
 - Doral Forum – *Bill presented options of NextDoor and Listserv.. NextDoor option approved. Bill to move forward setting up a NextDoor group – will determine if it should be a closed or open group. Once up, HOA will send out an announcement note with Nov budget and post on website.*
- IV. OLD/NEW BUSINESS
 - Old Business:
 - Status of any legal action – **Jean Langbein** – *two cases with attorneys. Both are still pending. In both cases attorney has not heard from homeowners and legal action to continue to proceed.*
 - Update on Trash Contract – *Received a new, updated contract from B&B.*

- Update on revising bylaws to include sheds or other community requests – *Would need 105 homeowners to approve. Board will need to specify details like size, fenced in, materials, location, neighbor approval, colors, etc. Issue to be further discussed by sub-committee with possible option to survey homeowners to identify the degree of desire. Townhouses need to be considered since they currently have no storage facilities.*
 - Update Reserve Study – *Received a quote (\$1500) from company who did it previously. Company recommends doing the study every two years (\$500). Discussion on if board can manage issues as we have been doing so far. Motion to proceed further will be postponed so board can discuss with other three absent board members.*
 - Water pooling/not draining at Townhome – **El Hadji Fall & Craig Jones** - *Needs drainage. Maybe could be part of RainScapes plan. ARC to look into further.*
 - New Business:
 - 2019 Proposed Budget – **Richard Carr and Jean Langbein** - *Motion passed to keep proposed budget resulting in no increase in monthly assessments..*
 - Power Washing quote from GreensKeeper for front monuments/ correcting the silt wash on Hawkesbury – *Richard waiting to hear back from Greenskeeper*
- V. OPEN FORUM (30 Minutes)
- HO/Town Home Resident Comments - *Tree needs maintenance on Pebble Beach Dr circle. Two homeowners have blue tarps on roofs since February. Board/ARC will contact homeowners.*
- VI. ADJOURNMENT
- Board Motion/Second/Vote – *Motion to adjourn at 8:22pm*

Board Attendance: – *Jean Langbein, Bill Buttaggi, Vicki Goss, Frank Deluca.*

Six community members joined the meeting as well.