



Doral Homeowners Association Meeting

Wednesday, July 21, 2021 - 7:00 p.m.

Open Zoom video conference call due to Coronavirus and school closures

(Call access posted to Doral website and Nextdoor)

MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF MAY 20, 2021 MEETING MINUTES
– **Vicki Goss and Board** *Motion made, second to approve May minutes.*
- III. BOARD MEMBER REPORTS
 - Financial Report: **Joi Thompson**
 - Financial status report – *Financials are adequate*
 - ARC Report: **El Hadji Fall**
 - ARC status update – *One application pending county permit*
 - ARC Guidelines Committee – *Walk through recently completed by Chambers. Motion made and seconded to have Chambers complete the second walkthrough for violations,*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update – *Doral Board will contact B&B for special pick-up to remove debris from second trash coral.*
 - Doral Website / Signage: **Vicki Goss**
 - Doral Website status update – *No update at this time*
- IV. OLD/NEW BUSINESS
 - Old Business:
 - Status of any legal action – **Jean Langbein** – *Two delinquent accounts are with legal; several other accounts are nearing the late notice and legal action points.*
 - Erosion control projects by Town Homes – **Jean Langbein and El Hadji Fall** – *Greenskeeper had to return and provide fill and reseed some areas that had washed away from a storm; grass is currently coming in.*
 - Vote / Approval of updated ARC Guidelines – **Jean Langbein** *All homeowners were given a copy of the ARC Guidelines in June 2021*
 - Reserve Study Walk / Raised sidewalks at the Townhomes – **Jean Langbein** – *Reserve study was recently completed with several recommendations. The most pressing ones are 2 sidewalk areas by the townhomes (county to be contacted to explore their addressing the issues) and retaining wall at townhomes needs holes drilled for drainage.*
 - Additional drainage improvements behind 3rd set of TH's – **Jean Langbein** – *Drainage much better than previously; no problems at this time.*
 - Election of Officers for Doral Board – **Jean Langbein** – *CCOC has still not ruled on ability to hold elections due to need for inperson meeting and voting. When elections can be held, Board members whose terms have expired, but they have continued serving, will be on the ballots for the remainder of their terms to maintain rolling term expirations.*

- New Business:
 - Contracts for 2021-2022 *Motion, seconded to get three bids for Insurance companies, Auditor, Landscaper and keep Legal and Chambers Management*
 - Reserve Study Projects – Board will continue to review the study and determine which projects need to be addressed and in what order.
 - Electrical box at Townhomes *Board to contact Gaines Electrical to investigate*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments – *None at this time*

VI. ADJOURNMENT

- Motion/Second/Vote – *Motion made, Second, approved Meeting adjourned at 9:00 p*

Board Attendees: Jean Langbein, Vicki Goss, Frank Deluca, El Hadji Fall, and Joi Thompson