



**Doral Homeowners Association
Annual Meeting
Wednesday, May 16, 2018, 7:00 p.m.
Westover Elementary School**

Meeting Minutes

- I. CALL TO ORDER AND INTRODUCTIONS – **Jean Langbein**
- II. MONTGOMERY COUNTY COUNCILMEMBER NANCY FLOREEN – Discussion on topics of interest to HOAs in Montgomery County
 - Montgomery County's upcoming election involves a major turnover due to term limits. Nancy Floreen encouraged the community to get involved, register, and vote. The budget for next year is being finalized – property taxes may go up if your property value has increased. Half of the 5.6 billion budget goes to schools. County has created training opportunities/programs to support HOA's and provide skills to deal with community conflict. Nancy advocated for homeowners to get involved and speak up on their needs to the new county representatives. Current county newsletters were available for the homeowners.

Quail Creek Court homeowner brought up the fact that they believe Quail Creek does not belong to Doral. This will be further addressed with the Board. Other issues mentioned by homeowners included paint policies, satellite dishes, and sheds. These issues will also be addressed by the ARC and Board.
- III. REVIEW AND APPROVAL OF May 17, 2017 Annual Meeting Minutes
 - **Bill Buttaggi and Board**
 - Some changes to be made and approved at the next Board meeting.
- IV. ELECTION OF BOARD MEMBERS – **Jean Langbein**
 - Tally of on-site and proxy votes for election of three (3) Board member candidates – **Bill Buttaggi, Frank DeLuca and Write-In (Craig Jones)**– to three-year terms.
 - Rules of voting were reviewed– 16 ballots needed (10%). Summit Management collected all ballots and tallied votes. Bill Buttaggi, Frank DeLuca, and Craig Jones were all elected for 3 year terms.
- V. BOARD MEMBER REPORTS
 - Financial Report: **Richard Carr**
 - Financial status report. – Overall, is HOA is healthy and receiving assessments.
 - Special Projects Report: **Frank DeLuca**
 - Special Projects status update. **Nothing to report**
 - ARC Report: **El Hadji Fall**
 - ARC status update. – El Hadji continues to address homeowner concerns with paint policy and the issue of sheds. ARC guidelines to be revised as needed but it may involve revising the bylaws. El Hadji will collect all the changes for the board to review and discuss further.
 - Status of ARC fines/late fees

- Doral Town Home Report: Vicki Goss
 - Doral Town Home status update. - Small issue with lawn cutting – mower too big – Richard will address with Greenskeeper. The large tour bus parking in the townhome area and on Hawkesbury has been resolved – will not be parking in Doral anymore. Homeowner brought up that there is another box type truck parking in Townhomes. Board will look into and talk with homeowner.
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- Doral Website: Bill Buttaggi
 - Doral website status update. – Added community location map to website.
 - Adding a Doral Listserve or Community forum. – Will research for next meeting

VI. OLD/NEW BUSINESS

- Old Business:
 - Status of entrance sign lamp repair/replacement - Contractor provided options. Motion made to replace all 4 lights. Voted and approved.
 - Status of tree at Brandon Green Circle – Tree not doing well, it was under warranty. Greenskeeper to replace in the next coming weeks.
 - Vote on cleaning of trash enclosure and dry pond – Greenskeeper quoted \$750. To clean trash enclosures - Only needs to be done every couple years. Water needs to be brought in to power wash. Greenskeeper will clean dry pond for \$120 (1 hour) or for the amount of time needed. Motion made to have Greenkeeper to do both jobs. Voted and approved.
 - Vote on Second Addendum to DHA By-Laws — Competitive Bids
 - Motion made and approved. \$750 to \$1500 and \$1500 to \$3k
 - Vote on Third Addendum to DHA By-Laws — Administrative Resolution for Collection of Assessments and Fines –Summit noted if there is a lien, with the proposed addendum we wouldn't be able to collect for fines. Motion made to NOT accept changes to addendum. Order will remain the same.
- New Business:
 - Determine if Board would like to proceed with the filing of a Complaint to pursue personal Judgments against two homeowners with balances of \$4,260.90 and \$3,199.67) – Motion made and approved to move forward with personal judgment.
 - Comments and Input by HOA and Summit Management: Summit Management Representative - Nothing to add other than the results of the election.

VII. OPEN FORUM

- HO/TH Resident Comments
 - See above comments in regards to ARC and discussion with Nancy Floreen

VIII. ADJOURNMENT

- Board Motion/Second/Vote / Motion made and passed to Adjournment.

Approx 12-16 members from the community attended meeting.

Board members in attendance: Jean Langbein, Richard Carr, Frank Deluca, Vicki Goss, Bill Buttaggi, El Hadji Fall, and newly elected Craig Jones