



Doral Homeowners Association Meeting
Wednesday, May 20, 2020 - 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 MARCH 18, 2020 MEETING MINUTES
- **Bill Buttaggi and Board** - *Two comments: 1) Under Old Business section, the word “proposal” should be changed to “A discussion” regarding homeowners who will have overpaid \$48 or more by the end of year would be issued a credit. 2) Under New Business / Board elections, add an addendum in regard to verbiage about Vicki Goss reconsidering her position as a board member. Motion to approve minutes with changes. Approved.*
- III. BOARD MEMBER REPORTS
- Financial Report: **Richard Carr**
 - Financial status report. – *Overall finances are in good shape. Old Suntrust Bank account was in Summit Management name. Summit will close the account and send a check to Chambers. A lot of money designated for Snow removal did not have to be used due to mild winter, but will be available if needed for this upcoming winter. Large bills for legal over last few months.*
 - ARC Report: **El Hadji Fall & Craig Jones**
 - ARC status update – ALL applications need to be submitted online to Doral – *Several homeowners have made changes to homes without submitting ARC applications. All applications need to be submitted online for tracking purposes and to have digital records. If a board member sees something in the community speak up to make sure ARC knows.*
 - Status of previous ARC violations – how to proceed going forward – *Since walkthroughs are coming up, it was suggested that previous violations will get a letter stating the violation is still existing and the homeowner will be fined. Board will give El Hadji some options on how to handle and he can get back to the Board with his thoughts.*
 - Rainscapes Project Plan – estimates from engineers – *Forthcoming. El Hadji not present at beginning of meeting.*
 - Schedule date for ARC walkthrough - *Walkthrough dates still TBD*
 - *Board will request El Hadji send an email to board with updates on the above items.*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update. – *Outside townhomes 619 and 620 there are dead looking trees. Recommend Greenskeeper look at the trees to cut or trim. Richard to walk with Greenskeeper and review.*
 - Doral Website / Signage: **Bill Buttaggi**
 - Doral Website status update. – *Typical updates made. All is well with website.*
- IV. OLD/NEW BUSINESS
- Old Business:
 - Status of any legal action – **Jean Langbein** - *Delays in court system due to pandemic are delaying further action on one case. The 2nd legal issue pending. Lawyer is recommending pursuit of a personal lawsuit. Motion made to move forward with a personal lawsuit. Approved.*

- Move of current lawyer to another practice – **Jean Langbein** – *Current lawyer moving to another practice as of Friday May 15th. Board needs to decide to stay with him or pursue another attorney. Rates will remain the same. Board has been happy with services over the years and attorney knows community well. Motion made to stay with Brian Bichy (attorney) at his new firm Selzer Gurvitch Rabin Wertheimer & Polott, P.C. Second and approved.*
- Collection policy threshold – **Jean Langbein** - *There are 6 homeowners that own substantial amounts. Two are with legal proceedings now. The rest are between \$500 - \$750. Chambers is recommending lowering the threshold to \$500 from \$1000. At \$250, homeowner would get a warning letters (1/2 year), at \$500, homeowner would get a letter stating it will be turned over to attorney (year). By lowering the threshold deficiencies will hopefully be less, people will be more likely to pay and get back on track. Motion made to revise collection policy and warning letter to. This will need to be added to Annual meeting agenda. Second – approved.*
- Scanning of old HOA records – **Jean Langbein** - *ImageX picked up boxes and finished scanning 4 boxes. Shredded 12. Cost was lower than estimate. Billed for \$983.56. Digital link was sent to access files. Board needs to decide if we want ImageX to shred 4 boxes or to send back to us. Motion made and approved to have ImageX shred the 4 boxes that have been scanned - \$7 each.*
- Elections/Annual Meeting schedule – **Jean Langbein** – *July or September suggested as new date for Annual Meeting. Craig Jones is resigning. El Hadi’s and Vicki’s terms are up, but will be on ballots for new terms. Board number needs to be an odd number for voting. Must find a seventh board member or go down to five. Ballots will have 3 open slots. Place and date of annual meeting TBD*
- New Business:
 - Use of Chambers for ARC follow up – **Jean Langbein** – *Chambers to be part of community walkthrough. Would charge \$150 (each time they come out) to do follow up inspections. Board will determine when and how many times they come based on the need. Motion made to have Chambers do follow up inspections - Second and Approved.*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments - *Homeowner concerned about tree in circle on Riviera terrace, Greenskeeper reviewed and determined tree was healthy and will monitor. Board needs to decide if Greenskeeper should review all trees or a case by case basis. Richard to communicate to the concerned homeowner to get input from other neighbors.*
- *Greenskeeper to quote power-washing TH trash enclosures and to clean up trash behind monuments. Quotes forthcoming. Power-washing fee two years ago was \$750.*
- *Concern expressed regarding debris accumulation behind the L monument wall at the entrance. There had previously been discussion regarding the tree in front of the same monument wall. Richard will discuss further with Greenskeeper and obtain estimates for work to be performed.*
- *Homeowner asked if new siding color on 717 Hawkesbury was approved. Board confirmed it was approved by ARC and conforms to the “Colonial” or “traditional” colors of the community.*

VI. ADJOURNMENT

- Board Motion/Second/Vote *Approved – adjourned at 8:20pm*

Board Attendees: Jean Langbein, Richard Carr, Bill Buttaggi, Vicki Goss, Frank Deluca, El Hadji Fall