



Doral Homeowners Association Meeting
Wednesday, September 18, 2019 - 7:00 p.m.
Westover Elementary School

MINUTES

- I. CALL TO ORDER – **Jean Langbein**
- II. REVIEW AND APPROVAL OF JULY 9, 2019 MEETING MINUTES – **Bill Buttaggi and Board** – *Motion made and passed / Minutes approved.*
- III. BOARD MEMBER REPORTS
- Financial Report: **Richard Carr**
 - Financial status report. – *Delinquencies / fines up due to walk through violations. Some maintenance items and legal fees also have been higher. Overall, budget still in line although additional funds may be needed for snow removal this year.*
 - ARC Report: **El Hadji Fall & Craig Jones**
 - ARC status update – *El Hadji & Craig not present. Outstanding ARC fines total \$816 due to several outstanding issues being resolved. Homeowner who requested fence because of Pitbull continues to discuss possible options with El Hadji.*
 - Rainscapes Project Plan – estimates from engineers – *El Hadji still working on*
 - Doral Town Home Report: **Vicki Goss**
 - Doral Town Home status update. – *Concerned about 2 trees in TH Area – Richard addressing with Greenskeeper*
 - Doral Website: **Bill Buttaggi**
 - Doral Website status update. – *No updates.*
- IV. OLD/NEW BUSINESS
- Old Business:
 - Status of any legal action – **Jean Langbein** – *Still have one outstanding situation which has been going on for over two years. Attorney's recommended a court hearing to order the debtors to appear in court to answer interrogatories. Board approved this with 6 votes in favor over email prior to this meeting.*
 - Tree Pruning and brush removal along Hawkesbury - **Richard Carr** – *1) Tree at entrance was cut down and removed by Greenskeeper (\$65). Found another hanging by vines (\$200) in TH area. 3). Greenskeeper to walk property and report back on any other trees that need pruning.*
 - Storm Pond Clean-up - **Richard Carr** – *Responsibility is split between Doral HOA and County. Doral was cited due to need for increased maintenance. Greenskeeper provided an estimate, but the scope was different from what the county required. Richard clarified with county and Greenskeeper's estimate was in line. \$2500 is the estimate for Greenskeeper to clean up. Motion made for \$2500 to clean up around pond – second and approved. 2) Motion made to also clean up trees in same area for an additional \$500 if Greenskeeper agrees. – second and approved.*
 - Traffic calming - **Bill Buttaggi** - *presented. Motion made to request SMART Unit. – approved. Bill to put request in and let board know when it's scheduled. County also able to do a traffic study and then make possible recommendations.*

- New Business:
 - Contract bids for new management companies - **Jean Langbein** – *Several issues with Summit in regards to processing of delinquent notices. From financial standpoint, new processes have had some issues, but overall not bad now.*
 - *Summit - \$700 – 3 year term / Community Association – offer a portal for community - \$721 per year / Chambers \$625 plus 3% each year. Additional questions need answers prior to voting on a management company but any change will require sufficient time for a changeover. Current contract ends Jan 1, 2020. Special Board meeting to be scheduled to discuss further after additional information is obtained. New information will be necessary to include in next year's budget.*
 - *Solicitations signs – Bill to look into. Put sign PDF on website?*
 - 2020 Budget discussion - **Richard Carr** – *Richard looking for any thoughts from board members on issues to include/change for next year's budget. Richard to work on a draft budget in the next few weeks.*

V. OPEN FORUM (30 Minutes)

- HO/Town Home Resident Comments .
- *Homeowner supports HOA looking into traffic calming*
- *New homeowners – notice dog waste often on sidewalks / yard – Bill to look into purchasing signs.*
- *Garbage & Recycling bins – being placed on sidewalk / out too early – ARC should continue to put friendly notices in mailbox – no fine.*
- *Deer fences out in front yard – homeowner thinks it unsightly and it looks like a fence. Would like HOA to do something about it? - Board responded and has no authority.*

VI. ADJOURNMENT

- Board Motion/Second/Vote – *Motion made and passed to adjourn at 8:45.*

Board Attendance:

Jean Langbein, Richard Carr, Bill Buttaggi, Frank Deluca, Vicki Goss