

## Homeowners Association Monthly Meeting March 10, 2022 – Approved

**Location:** Doral Park Country Club/via teleconference  
**Time:** 7:00 pm

**In attendance:**

**Village of Doral Greens HOA - Board of Directors - 2020**

- Celi Balshem – President
- Betty Granja – Vice President
- Diamelis Leal – Treasurer (absent)
- Lydia Perez- Secretary
- Eduardo Naranjo - Director

**Management Company - APG:**

Joan Kay

<b>Call to Order/ Row Call</b>	Meeting called to order by President Balshem at 7:00 pm. Quorum achieved.
<b>City of Doral Police Presentation</b>	Officer Noel Feliciano addressed the meeting participants to provide community service information.
<b>Meeting Minutes Approval</b>	<p><b>Motion</b> made by Lydia Perez, seconded by Celi Balshem to approve the January 13, 2022, HOA Meeting minutes, as presented. Motion passed.</p> <p><b>Motion</b> made by Lydia Perez, seconded by Celi Balshem to approve the February 1, 2022, HOA Special Meeting minutes, as presented. Motion passed.</p> <p><b>Motion</b> made by Lydia Perez, seconded by Celi Balshem to approve the February 10, 2022, General Assembly/2022 Board elections meeting minutes, as presented. Motion passed.</p> <p><b>Motion</b> made by Lydia Perez, seconded by Celi Balshem to approve the January 13, 2022, HOA Board Reorganization Meeting minutes, as presented. Motion passed.</p>
<b>Class A Member</b>	<ul style="list-style-type: none"> <li>• Enrique Aguila – Reported that the tenants of 5236 NW 103 Ave,</li> <li>• Diana Gomez- voiced concern over the various reported pavers damages caused by tree roots and the Board's position on the covering damages.</li> </ul>
<b>Board Appointments</b>	<p>Position # 4, vacated by Carlos Castillo and Position # 5, vacated by Trinidad Garcia are open and available for nominations.</p> <p>Lydia Perez nominated Diamelis Leal to fill position #4. Nomination accepted by Ms. Leal.</p> <p><b>Motion</b> made by Lydia Perez, seconded by Celi Balshem, to accept Ms. Leal's nomination and have her fill the open position #4 on the Board. Motion passed.</p> <p>Betty Granja nominated Eduardo Naranjo to fill position #5. Nomination accepted by Mr. Naranjo.</p> <p><b>Motion</b> made by Betty Granja, seconded by Celi Balshem, to accept Mr. Naranjo's nomination and have him fill the open position #5 on the Board. Motion passed.</p>
<b>Board Reorganization</b>	<p><b>Motion</b> made by Celi Balshem to nominate Diamelis Leal for Treasurer of the Board, seconded by Lydia Perez. Motion passed.</p> <p>All other positions will remain the same. Eduardo Naranjo will be Director on the Board.</p>

<b>Managers' Report</b>	<p>The new board will be meeting with APG to understand fully the payable system and all the financial reporting. The Board will also meet with APG to review the violation system and the current process/criteria being applied.</p> <p>Rolando (janitor) is checking and assessing all the broken poles/pipes in community and their risk factor.</p> <p>The guardhouse A/C interior unit has been leaking. APG has obtained 2 quotes for the A/C: one calls for the replacement of both the interior and exterior units, the other one calls for just the interior unit replacement. There is another quote requested from a third A/C contractor.</p>
<b>Financials</b>	<ul style="list-style-type: none"> <li>• Financials provided by Allied prior to the meeting.             <ul style="list-style-type: none"> <li>○ The small amount on the due list is mostly caused by the dues increase. Will be addressed by next meeting.</li> <li>○ Board will review their access to the bank account to provide better on-time reports.</li> </ul> </li> </ul>
<b>Landscaping –</b>	<ul style="list-style-type: none"> <li>• Plant Brother provided a service cancelation effective April 1.</li> <li>• The Board obtained 5 new vendor quotes. All contractors were interviewed and given a comprehensive walkthrough of the community.</li> <li>• All bids and contract are available for any homeowner to peruse.</li> </ul> <p><b>Motion</b> made by Lydia Perez, seconded by Celi Balshem to accept to accept the Zamora Landscaping proposal for landscaping services at Doral Greens. Motion passed.</p>
<b>Bylaws</b>	<p>Committee will resume next week. A full status will be provided at the next HOA meeting.</p>
<b>Bulletin Board</b>	<p>The community Board has been cleaned and revamped.</p>
<b>Entrance Gate Repair</b>	<p>Board has received 2 quotes for the rewiring of the gate arm. Will need new conduit for cables from guardhouse to gate arm. A trench for new wiring is needed. This required City permit.</p> <ul style="list-style-type: none"> <li>○ Celi is in communication with the former vendor and will look at all options for access (wireless or hard wired under asphalt.</li> </ul>
<b>Communication</b>	<p>The website has been updated and a campaign in underway to keep residents always informed. <a href="http://www.doralgreens.com">www.doralgreens.com</a></p> <p>A Facebook page has also been created to promote communication within neighbors. A newsletter will be delivered to all homes and is planned to be generated every two months.</p>
<b>Doral Park Country Club</b>	<p>Currently there is no Doral Greens delegate on the Doral Park County Club Board. Lydia Perez, who held the position for 11 years, resigned on July 2021 and the post has not been officially filled. The Board will discuss filling this position at the April HOA meeting.</p>
<b>Adjournment</b>	<p><b>Motion</b> to adjourn meeting at 8:10 pm, made by Celi Balshem, seconded by Lydia Perez. Motion passed.</p> <p>Next HOA Meeting: Thursday, April 14, at 7:00pm</p>