

Homeowners Association Monthly Meeting

April 14, 2022 (Approved on May 12, 2022)

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
 Lydia Perez- Secretary
 Eduardo Naranjo - Director

Management Company - APG:

Joan Kay

Call to Order/ Row Call	Meeting called to order by President Balshem at 7:00 pm. Quorum achieved.
Meeting Minutes Approval	Motion made by Celi Balshem, seconded by Lydia Perez to approve the March 2022, HOA Meeting minutes, as presented. Motion passed.
Class A Member	<ul style="list-style-type: none"> Juan Carlos Gutierrez raised concern about the access of commercial vehicles in our community after 6pm. He also questioned the landscaping and plans to mulch or edge and asked to check for the community sprinklers schedule and recommends they run 2-3 x-week during dry season and only 1 X-week during rainy season. Juan Gomez, son Jose Luis Gomez (owner), raised concern about the reports (financials, violations, etc.) not being available at meeting time.
Managers' Report-Financials	<ul style="list-style-type: none"> Financials provided by Allied prior to the meeting. The report is from the reconciliation made on February 28, 2022. Currently the cash live reports shows \$31,000 in the operating account. Receivables: The 90-day report will be reviewed by the Board. There are a few accounts with an overdue balance caused by the increase in dues amount from 2021-2022. There are no accounts on the critical list at this time.
Manager's Rpt. Violations	Violation report provided late to the Board. No significant violations at this time besides dirty roofs and driveways which will be addressed by the Board.
Manager's Rpt. Power	PowerX has been checking on the white flies and the worms that had been reported infecting the mailbox area. They will provide a full report the APG. They also applied spray to the fichus for white fly and reported that the situation is improving.
Manager's Rpt. Front Gate	Two proposals have been received for the front gate underground conduit replacement. Pending one more proposal and detailed scope of work.
Manager's Rpt. Guard house A/C	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. Board will analyze all quotes and scope of work to determine if only the interior or both units should be replaced. Will look at keeping the same make and capacity as currently in place.
Property Management	Noel Lovera, Assistant Property Manager has resigned and has now been replaced with Lily Penczak. Joanna Kay will be transferred to another larger property in North Miami. The new property manager for our community will begin on May 1.



Landscaping –	Zamora Landscaping has started working in our community. Tree trimming will begin next week. A route and scheduled will be created to distribute to residents.
Bylaws	Review by committee and Board completed. Project will be tabled for a couple of months before presenting to the attorney to allow time to analyze the budget and the funds allocated to the project.
Doral Greens Official Physical Address	The physical address for our community has been set with the postal service: 10235 NW 52 Street. A box has been designated in our mailbox cluster and should be active in the PO system within a month. This will not exclude Allied from receiving our mails, it is for legal documents or other correspondence that needs to be delivered directly to our HOA.
Dog Poop Signs	Board looked at 3 models and options of dog poop signs that can be moved around the community. Board agreed on purchasing six 9x12” signs with metal ground stakes for \$29. Motion made by Celi Balshem, seconded by Betty Granja to purchase 6 signs – motion passed.
Rat-Baits	Rat/Rodent Bait traps boxes will be revisited later this year. The landscapers will clean out many areas that are overgrown and have the conditions for rats’ nests.
Roof and Driveways Cleaning	Board will look at setting new dates and timeframes for roofs and driveway cleaning. May be set after the trees are trimmed. Dates/plan to be set at the next Board Meeting.
Visitors Parking	Board would like to revisit and amend the process and guidelines for visitor’s parking, differentiating between day, overnight and extended guest parking permits. This is to avoid “internal-permanent visitors in the community. All residents’ cars must be registered. This will be tabled for next month’s meeting for discussion. Celi is asking for anyone who would like to provide input for the process to please email her prior to the next Board meeting.
Doral Palk Country Club	Juan Carlos Guterrez has been named the new director for the DPCC effective immediately.
Adjournment	Motion to adjourn meeting at 7:53 pm, made by Lydia Perez, seconded by Betty Granja. Motion passed. Next HOA Meeting: Thursday, May 12, at 7:00pm