

Homeowners Association Monthly Meeting 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:

Roger Reyes

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 April 14, 2022, HOA Meeting minutes, as presented. Motion passed.
Class A Member	<ul style="list-style-type: none"> • Pierre Christ – questioned when the pavers will be sprayed with weedkiller. Celi will check with the landscapers for their schedule. • Pierre Christ - some visitors reported noticing the guard smoking inside the guardhouse on the night shift. • Juan Carlos Gutierrez- reported seeing many driveways with oil stains. APG will look into this situation.
Managers' Report- Financials	<ul style="list-style-type: none"> • Celi introduced Roger Reyes as our new Property Manager. • Financials provided by Allied prior to the meeting. • Projects – Roger met Pedro Zamora and obtained a status on the tree trimming project. Currently working on 103 Ave to be followed by work on the perimeter of the association. Zamora expects to be completed by next week, weather permitting. • One rental lease approved by the association recently. No other in the pipeline
Financials	<ul style="list-style-type: none"> • Diamelis Leal reported that she now has access to the financial system but pending access to the bank accounts to see the real-time cash. • Diamelis has started the budget and financials review process. Some items, especially the reserves and a few expenses, need more clarity. She will continue to work with APG to complete this review and report to the Board and residents.
Landscaping	<ul style="list-style-type: none"> • Landscapers are currently 75% done on the tree trimming. • The next step is to develop a plan with Zamora to work/beautify other areas of the community. • The original quote did not include the skinny palms located in the front of many homes. The Board agreed to include it during this project due to the good price obtained from the Zamora and the efforts to perform a thorough community landscaping clean up. Maintaining the landscaping, including these palms, which are within the resident's lot, is the responsibility of the resident/homeowner.
Poop Signs	<ul style="list-style-type: none"> • Have been purchased but waiting for the tree trimming to conclude before posting the signs throughout the community.

Overnight Guest Parking Passes	<ul style="list-style-type: none"> • A new process for identifying day and overnight guest parking will be drafted and presented to the Board for immediate implementation. The process consists of guards asking the guests if they will be visiting/parking during the one day or will be parking overnight. If overnight the system will log it for tracking and the pass issued will have a bright color sticker to be displayed on the dashboard. • Any overnight parking for more than 14 consecutive days will require the car/guest to be registered with the HOA.
Front Gate	<ul style="list-style-type: none"> • Two proposals have been received for the front gate underground conduit replacement. Pending additional proposals with detailed scope of work.
Walkways	<ul style="list-style-type: none"> • A couple of concrete slabs were broken by the landscaper during tree trimming. Zamora is aware and will cooperate in the repairs. There are many other damaged walkways in the community. Eduardo walked the entire community and created a map identifying the broken slabs. • It is recommended for the most damaged slabs to be replaced instead of patched. • Roger will solicit quotes for replacement and repairs.
Guard house A/C	<p>The guardhouse A/C interior unit has been leaking. APG has obtained 2 quotes for the A/C, and we are seeking other quotes for both the interior and exterior units. Will look at keeping the same make and capacity as currently in place.</p>
School A/C Chillers	<p>The school chillers are old and emitting loud noises all day, night and through the weekends. The school principal and a member of the school board has been contacted. The school board approved for the replacement of the chillers. A timeline for the new system installation and a quick interim solution is being sought.</p>
APG Contract Renewal	<p>The HOA will be giving notice to APG for current contract agreement termination to begin negotiations for a better, more current service agreement with focus on service deliverables. The current APG service agreement is due to terminate in August 2022.</p>
Issues Reporting – Security Guards	<p>Any issues with enforcements of rules and regulations are to be reported to APG, not the guards.</p>
Contractor access	<p>The Board has been contemplating extending the hours for contractors to enter and work in the community to include Sundays from 10am to 4pm. Currently the hours are M-S, from 8a -6pm.</p> <p>Celi will check on the current rules and approved hours for movers.</p> <p>This topic has been tabled to further explore the current rules and the current needs of the community.</p>
Doral Park Country Club	<p>Juan Carlos Guterrez will have a report for the Board and community by next month. The next DPCC meeting is on May 17.</p>
Adjournment	<p>Motion to adjourn meeting at 7:58 pm, made by Celi Balshem, seconded by Lydia Perez. Motion passed.</p> <p>Next HOA Meeting: Thursday, June 9, at 7:00pm</p>