

Homeowners Association Monthly Meeting June 16, 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
 Lydia Perez- Secretary
 Eduardo Naranjo - Director

Management Company - APG:

Roger Reyes

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| Call to Order/ Row Call | Meeting called to order by President Balshem at 7:01 pm. Quorum achieved. |
| Meeting Minutes Approval | Motion made by Celi Balshem, seconded by Lydia Perez to approve the May 2022, HOA Meeting minutes, as presented. Motion passed. |
| Class A Member | <ul style="list-style-type: none"> • Pierre Christ – expressed that he did not agree with the Board’s notice for the homeowners to be responsible for the eradication of weeds in the driveway pavers. • Jose Gomez- requested for the monthly financial reports be made available to all residents prior to the meeting. The Board will look into vehicles and options for making these documents available. • Miguel Freire – brought to the attention of the HOA that the tree behind his house was not trimmed. This is due to the location of the tree – lift could not enter, and the trimming is being done by hand. • Juan C. Guzman - concerned about the rats in the community and has requested boxes be re-baited. Mr. Guzman also brought up the issue of all the broken driveways and paver repaired throughout the community. |
| Managers’ Report- Financials | <ul style="list-style-type: none"> • Financials were reviewed (report was as of April 30). • Maintenance paid to landscapers for tree trimming and some irrigation system repairs to feeders and tank (chemical and mechanical). • There are a few accounts carrying a small balance, mostly due to the increase that took effect this year. APG to contact all these homeowners to inform them of the balance and assist them in bringing their account current. • Violation report presented is outdated and inaccurate. New |
| Financials | <p>Treasurer Diamelis Leal announced that there is shortfall of \$15,000 on the operating account to cover the tree cutting invoice.</p> <p>Motion: Diamelis made a motion to move \$15,000 from the contingency reserve account into the operating account to pay the landscaping tree cutting invoice, seconded by Celi Balshem. Passed unanimously.</p> |
| Walkways Repairs | A proposal has been received for the community’s walkways repairs. The cost to repair the entire community of the broken and raised sections is approximately \$9,000. A proposal from Florida Sideways Solutions (worked previously in our community) is pending. |

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| Landscaping | <p>Fichus plants on the perimeter wall with the park are dry-rotted and will not survive. Zamora will be trimming them to allow for possible new growth. Whitefly is not an issue with these plants at this time. Zamora will provide options and quotes to:</p> <ol style="list-style-type: none"> 1- Cut them down considerably 2- Replace them with a different hedge plant 3- Replace them with the same fichus plant |
| Perimeter Wall | <p>A section of the perimeter wall off 102 Ave is cracked, caused by tree roots. Board will be soliciting assessment from professional contractors and quotes to repair the damages. Repairs may include the root cutting of the three.</p> |
| Roof and Driveway Cleaning | <p>Notices will be sent to residents to clean their roofs during the period of August 1 through October 1. Notices for pressure cleaning driveways will be sent out immediately to be effective immediately for driveways needing attention.</p> |
| Poop Signs | <p>Have been installed throughout the community.</p> |
| Rat Baits | <p>Two proposals have been received and reviewed for consideration.</p> <p>Motion made by Lydia Perez, seconded by Betty Granja to approve and accept the Pest Control Experts' proposal for rodent box rebaiting. Proposal is for \$345 for the initial service and \$315 for any subsequent services. Proposal based on servicing the traps every other month. – Motion Passed unanimously.</p> |
| Hurricane Plan | <p>The plan has been developed and will be adopted by our community. The plan includes hurricane preparedness for our guardhouse and common areas as well as the post storm activities and cleanup.</p> |
| Overnight Guest Parking Passes | <p>A new process for guest parking has been developed, identifying day and overnight guest parking with a color pass and identification in the Blue Knight system. Both the day and overnight parking pass will need to be displayed on the dashboard.</p> <p>Motion to approve the new process of clearing and logging community guests requiring parking access passes and begin its implementation by July 1st was made by Lydia Perez, seconded by Betty Granja. Passed unanimously</p> <p>Celi Balshem has began working on "parking rules and regulations" document to be incorporated in the Doral Greens' Rules and Regulations governing documents. Celi will complete the editing of this document and will make it available to the Board for vote.</p> <p>Speeding inside the community will be addressed under a separate document.</p> |
| Front Gate | <p>APG is working on obtaining proposals for the repair/replacement of the front gate underground conduit for the wiring from reader to the panel. The scope of work will be redone in order to solicit quotes.</p> |
| Guard House A/C | <p>APG has obtained 3 quotes for the A/C for replacement of interior and exterior units with a same capacity and brand as the one in place at this time.</p> <p>Motion made by Lydia Perez, seconded by Celi Balshem, to approve the proposal by Fresh Cooling Company for the installation of the Mitsubishi mini-split system at a cost of \$3350.00 and include \$400.00 for city permit fees, totaling \$3750 for this project. Motion passed unanimously.</p> |
| Guard House interior repairs | <p>Proposals for interior stucco repairs will be requested.</p> |
| Community Christmas Lights | <p>Tabled. Board will look into the past proposals for the entrance lighting.</p> |

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Home Owners Association

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| School A/C Chillers | Repairs have been done to the chillers that have improved the noise emission situation. The full replacement of the chillers is scheduled for later this summer. Parking lot lights are out. It will be brought up to the school's attention. |
| APG Contract Renewal | The HOA has given notice to APG of intent to drop the current agreement and negotiate/sign a more current and applicable contract to begin in August 2022. Negotiations to begin in early July. |
| Doral Palk Country Club | Juan Carlos Guterrez will have a report for the Board and community by next month. The next DPCC meeting is on May 17. |
| Adjournment | Motion to adjourn meeting at 9:14 pm, made by Eduardo Naranjo, seconded by Celi Balshem. Motion passed. Next HOA Meeting: Thursday, July 21, at 7:00pm |

APPROVED