

## Homeowners Association Monthly Meeting

July 21, 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 (excused)  
 Lydia Perez- Secretary  
 Eduardo Naranjo - Director

**Management Company - APG:**

Roger Reyes

<b>Call to Order/ Row Call</b>	Meeting called to order by President Balshem at 7:01 pm. Quorum achieved.
<b>Meeting Minutes Approval</b>	<b>Motion</b> made by Lydia Perez, seconded by Celi Balshem to approve the June 2022, HOA Meeting minutes, as presented. Motion passed.
<b>Class A Member</b>	<ul style="list-style-type: none"> <li>• Juan C. Guzmán -. Concerned over landscaping. Have asked for the cutting schedule to be reviewed and changed to allow more cuttings in the summertime and less during winter season. He also raised the need to have all residents keep their driveways clean.</li> <li>• Ricardo Brugal -Received a letter from the HOA dated 6/10/22, claiming reimbursement for damages caused by a visitor to Mr. Brugal home on 3-29-22. He disagrees with the action and feels he is not responsible for this damage.</li> <li>• Pierre Christ – Concerns over evening shift guards allowing anyone to come in without proper screening and logging.</li> </ul>
<b>Managers' Report-Financials</b>	<ul style="list-style-type: none"> <li>• Financials were reviewed (report was as of May 30).</li> <li>• Landscaping – below</li> <li>• Violation sent to 5244 NW 103 Ave requesting for any resident over 18 of age register with the HOA. Tenant expressed that they were moving out soon.</li> <li>• Leak in guardhouse roof – repaired by Sarah Roofing (\$700)</li> <li>• Bait stations in place in the community</li> <li>• Started asking for quotes for the community's paint project. Already working with 3 vendors. Board to review the numbers and the scope of work.</li> </ul>
<b>Financials</b>	<ul style="list-style-type: none"> <li>• Financials to be provided to any interested homeowner by contacting Allied Property. Notice will be posted for residents.</li> <li>• There is currently \$8,125 in the security deposit account of unclaimed funds from residents who signed a waiver and have now relinquished their right to claim their money. This amount is from APGs validated financial records.</li> </ul> <p><b>Motion:</b> Motion made by Lydia Perez, seconded by Celi Balshem to move the relinquished security deposits, totaling \$8,125 and move the funds to the general operating accounts. Passed unanimously.</p>
<b>Decals</b>	The issue faced with the decals was with the line of communication between the guard and the decal service provider. In addition, the APG computers' motherboard crashed preventing the processing and issuing any decals. The proposed solution is for the HOA to buy a PC/laptop for

	<p>use inhouse (needs hard drive with ethernet connection, software, and an USB flash drive for backups) to allow the issuance of decals on premises and on the spot.</p> <p>Roger will provide Pierre Christ the PC requirements. Pierre will check in his company (Amadeus) for surplus equipment that can be sold to employees at a low price.</p> <p><b>MOTION:</b> Celi Balshem made a motion, seconded by Eduardo Naranjo, to spend up to \$600 in the purchase of a PC for the guardhouse to be designated to the access sticker issuance. Motion passed unanimously.</p>
<b>Walkways Repairs</b>	<p>Two proposals received for community's walkways and wall column repair. Lee Goldstein - \$11,000; ProCon - \$7100. Roger to confirm those proposals include root removal.</p> <p>Board decision tabled pending more information on proposed project scope.</p>
<b>Landscaping</b>	<p>Fichus plants throughout the community are dry-rotted and will not survive. There are 3 options for the hedges:</p> <ol style="list-style-type: none"> <li>1- Cut them down considerably</li> <li>2- Replace them with a different hedge plant (clusia or Podocarpus)</li> <li>3- Replace them with the same fichus plant</li> </ol> <p>A meeting will be called with Zamora to discuss the fichus repair/replacement project, grass cutting schedule for possible adjustment, perimeter fence, etc.</p> <p>Circles around community trees will not be touched to allow grass to grow in and close the circle a bit before adding mulch or sod.</p>
<b>Roof / Driveway Cleaning</b>	<p>Notices to be sent to residents to clean their roofs during the period of August 1 through October 1.</p>
<b>Violations- Notices</b>	<ul style="list-style-type: none"> <li>• Violations for dirty driveways, weeds in driveways, dirty white fences and other area needing maintenance attention to be sent out immediately.</li> <li>• Notices to residents requesting for everyone to do their part in picking up their litter. There is no contracted maintenance person, and it is important for everyone help keep the community clean.</li> <li>• Parents are to supervise their children while playing in the community' common areas and streets. Children are playing in the streets in the heavy traffic areas of our community at dusk/early evening creating a dangerous situation for children and drivers.</li> </ul>
<b>Overnight Guest Parking Passes</b>	<p>Tabled.</p> <p>Celi will continue with the guest parking and overnight guest parking process for implementation with collaboration from Blue Knight. Process approved by Board at the June HOA meeting.</p>
<b>Front Gate</b>	<p>APG obtained 2 quotes and inquired with the vendor on the required scope of work. The only part needing attention is the communication wiring. There is no issue with the electrical components. The two methods and proposals are:</p> <ul style="list-style-type: none"> <li>- Wireless system options from Michel Suzarte (\$1,683.70) – no permits or trenching needed and brings one year warrantee</li> <li>- Hardwired (\$2,500) – permits, trenching and other miscellaneous expenses.</li> </ul> <p><b>Motion:</b> Motion made by Celi Balshem, seconded by Lydia Perez, to accept the proposal from Michel Suzarte for wireless arm gate system for \$1,683.70. Motion passed unanimously.</p>
<b>Guard House A/C</b>	<p>A/C replacement project underway. Cool Breeze submitted for city permits.</p>
<b>Community Christmas Lights</b>	<p>Illumionous Décor Lighting, the same company that did last year's lights, provided a quote for the same service at \$1,926. Roger to lock in the date for installation and removal.</p> <p><b>Motion:</b> Celi Balshem made a motion to contract Illumionous Décor Lighting for the holiday lights in the entrance of the community for the quoted cost of \$1,926. Passed unanimously</p>

THE VILLAGE OF  
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Home Owners Association

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<b>Doral Palk Country Club- Juan Carlos Gutierrez</b>	<ul style="list-style-type: none"><li>• Parking lot resurfacing project completed</li><li>• Guard company changed</li><li>• Financials are strong</li><li>• Pickleball courts will be created out of one of the basketball courts.</li><li>• Activities at the Backyard on Saturday nights have increased, and live music is now being provided.</li></ul>
<b>Adjournment</b>	<b>Motion</b> to adjourn meeting at 8:58 pm, made by Lydia Perez, seconded by Celi Balshem. Motion passed.  Next HOA Meeting: Thursday, August 11, at 7:00pm