

Homeowners Association Monthly Meeting

October 26, 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
 Ismael Morejon

Call to Order/ Row Call	Meeting called to order by President Balshem at 7:00 pm. Quorum achieved.
APG	Ismael was introduced to the Board and the attending members as the new Property Manager for Doral Greens. Roger has taken a position with another APG account, Roger will oversee the DG account through the transition to Ismael.
Meeting Minutes Approval	Motion made by Lydia Perez, seconded by Celi Balshem, to approve the September 2022, HOA Meeting minutes, as presented. Motion passed.
Class A Member	<ul style="list-style-type: none"> • Enrique Aguila – brought up the issues with the school’s chiller noise. Lydia will continue to push the School Board for this project to complete and chillers changed to newer equipment. Enrique also mentioned the burnt debris placed outside the house on 52 Ct that had the fire. • Juan Gomez- asked about the new purple lights on 52 Street and throughout the DP communities. • Miguel Freire – mentioned the dead tree behind his house that was struck by lighting and may fall at any time.
Manager’s Report	<ul style="list-style-type: none"> • Financials presented. • Reports presented to the Board prior the monthly meeting need to be more current and correct. The meeting is now held at the end of each month to allow the extra time for better financial reports. The reports that need attention are the financials (more recent), aged owner balance accounts and violations.
Landscaping	<ul style="list-style-type: none"> • Will begin work on the irrigation repairs (approved at the last meeting) • Dead tree – previously hit by lighting was targeted to be removed. The tree is now coming back to life and blooming so it will not be removed. • Black olive tree roots are causing severe damage on the perimeter wall (approximately 11 tree roots). Zamora will provide proposal for cutting these roots. • Sprinkler heads to be adjusted. • Plan and cost to replace the dead ficus. Board to work with Zamora to develop a map of what must be replaced, location, recommended plants for each area, number of plants needed, the size of the plants and cost. • Bushes by white walls in the courtyards need attention. Board to consider removing all of them dead/old bushes by the walls prior to painting in the community.

	<p>Motion made by Lydia Perez, seconded by Celi Balshem, to approve the cutting of the tree in the courtyard that had been struck by lightning at a cost of \$650. Zamora will be performing the tree cutting. Motion passed.</p>
Irrigation System	<ul style="list-style-type: none"> • Enrique Aguila recommended for the HOA to perform some checks and analyses on the chemicals used in the irrigation system to use the correct ones and to maximize the life for the system and avoid stains. • Sprinkler heads need to be checked and adjusted. Ismael to let Zamora know.
Community Cleaning	<ul style="list-style-type: none"> • Board is considering bringing the maintenance person (20 hrs./week) to pick up trash and debris and any small maintenance throughout the community.
Main Entrance/Access Control	<ul style="list-style-type: none"> • The Transponder reader and parts are on backorder. Will install as soon as the vendor receives the equipment.
Guard House	<ul style="list-style-type: none"> • A/C replacement project was approved. Selected vendor backed out of the project. APG is now asking for revised and new quotes to present to the Board. • Proposals for stucco repair inside the guardhouse are being solicited. • Board looking to replace the guard's chair (approx. \$200-\$300). Motion to approve tabled.
Managers' Report-Financials	<ul style="list-style-type: none"> • Violation report provided but it is inaccurate. Ismael will perform a thorough walkthrough with the Board members next week and will inspect all open and new violations to be documented.
2023 Budget	<ul style="list-style-type: none"> • Diamelys has been working on the budget along side APG and will be presented to the Board for approval to be mailed out to the homeowners by November 2. The budget meeting is targeted for November 16 if timing allows.
Walkways Repairs	<ul style="list-style-type: none"> • Walkway repairs completed.
Rat Bait Stations	<ul style="list-style-type: none"> • Serviced this month
Roof / Driveway Cleaning	<ul style="list-style-type: none"> • Notices sent residents to clean their roofs and driveways during the period of Aug.1 through Oct. New notices will be sent out for those homes needing attention.
Paint Project	<ul style="list-style-type: none"> • Board is looking at the paint project for the 2023 budget. There is a significant shortage of funds on this reserve item, but it is being analyzed and considered to be started next year.
APG Contract	<ul style="list-style-type: none"> • The new revised service agreement has been prepared. APG will be sent to the Board for review and approval for signing.
DPCC Report-JC Gutierrez	<ul style="list-style-type: none"> • The club has contracted KW as their new management company. • Currently in hiring a new general manager, • Pickle ball courts approved and will be built by the current basketball courts. • Club will enclose the basketball/pickleball and squash wall as part of the tennis camp with all entrances through the tennis center. • Entrance to the club from Doral Place will be closed permanently. • Splash Park pending all the new permits and inspection now imposed by the Health Department before it can be reopened to its full capacity.
Adjournment	<p>Motion to adjourn meeting at 8:20 pm, made by Lydia Perez, seconded by Celi Balshem. Motion passed.</p> <p>Next HOA Meeting: Wednesday November 30, 2022, at 7pm.</p>