

Homeowners Association Monthly Meeting

November 30, 2022- Approved 1-25-23

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 7:28 pm. Quorum achieved.
Meeting Minutes Approval	Motion made by Lydia Perez, seconded by Celi Balshem, to approve the October 2022, HOA Meeting minutes, as presented. Motion passed.
Class A Member	<ul style="list-style-type: none"> • Pierre Christ brought up a broken slab in the community, the tree branches falling off the trees after the landscapers work in the area and the list of addresses written on the top of each mailbox row which is a bridge of privacy. • Enrique Aguila – requested for the HOA to reconsider having the landscapers trim the palms by each house entrance as part of their service. • Ana Porcel mentioned the landscaping behind her house needing attention.
Manager's Report	<ul style="list-style-type: none"> • Monthly financials presented. • Root cutting by the perimeter wall is scheduled to be completed next Tuesday. • Irrigation repair performed. • Guardhouse A/C project is pending. Vendor has been changed. • Delinquent accounts/aging report shows only 2 homeowners with due payments past 90 days.
Roof / Driveway Cleaning	Notices have been sent residents to clean their roofs and driveways. Violations letters will be sent to those residents not in compliance.
Landscaping	<p>Zamora will work with the Board to develop a plan for the overall landscape projects in the community by areas, costs, recommended plants, size of plants, etc. This will include the replacements of the fichus with the most suitable and cost-effective plants.</p> <p>Zamora's crew cut through the green mesh on the fence behind the homes on 103 Ave. Zamora is aware of this situation and expressed that he would replace it.</p>
Ratification of Past Motions	<p>Motion made by email by Lydia Perez, seconded by Celib Balshem to approve Felco Airconditioning as the A/C vendor for the replacement of the A/C at the guardhouse. Motion passed and ratified unanimously.</p> <p>Motion made by email on July 22 by Lydia Perez, seconded by Betty Granja, to approve the PROCON proposal for walkway repair, which included the tree root removal underneath the walkways being repaired. Motion passed and ratified unanimously.</p>

	<p>Motion made by email on April 30 by Celi Balshem seconded by Betty Granja to approve new door models (4 models will now be available to the homeowners) including aluminum/glass impact resistant doors. Motion passed and ratified unanimously.</p>
Paint Project	<p>Paint project will kick off at the start of 2023. Quotes are being secured. A special assessment will be needed to cover the short fall of funds in reserves.</p>
Power X	<p>The contract with PowerX for the extermination of plants and grass will need to be revised/renewed by January 6, 2023.</p> <ul style="list-style-type: none"> • Ismael will check on the new terms of this contract.
Violations	<p>The Board has consulted with counsel to inquire on the ability and process for fining for violations. The process will be presented at the next Board meeting.</p>
Illegal Fireworks	<p>Illegal fireworks were used in the community las July 4th. Some of the debris fell in the residents back patio. Notices will be sent out to all residents for the use of illegal fireworks and to refrain from their use, especially during holidays such as July 4 and New Years Eve.</p>
APG Contract	<p>The new revised service agreement has been prepared and reviewed by the Board and approved for signature.</p> <p>Motion to made by Celi Balshem, seconded by Lydia Perez to approve the revised APG contract as presented and drafted. Celi Balshem will sign on behalf of the HOA. Motion passed unanimously.</p>
School Chillers	<p>The noise from the chillers continues. School Board Maintenance Director stated that the chillers should be replaced by August 2023. A meeting of the School Board is scheduled for Dec 14 and Lydia Perez will spearhead the presentation of this issue at that meeting. Enrique Aguila will contact the residents on the school perimeter to ask for their participation at this meeting as well.</p>
Adjournment	<p>Motion to adjourn meeting at 8:40 pm, made by Lydia Perez, seconded by Celi Balshem. Motion passed.</p> <p>Next HOA Meeting: Wednesday December 28, 2022, at 7pm.</p>