

Homeowners Association Monthly Meeting

January 25, 2023- APPROVED

Location: Doral Park Country Club/via teleconference

Time: 7:00 pm

In attendance:

Village of Doral Greens HOA - Board of Directors – 2023

Celi Balshem – President
 Betty Granja – Vice President
 Diamelis Leal – Treasurer
 Lydia Perez- Secretary
 Eduardo Naranjo - Director

Management Company - APG:

Ismael Morejon

Call to Order/ Row Call	Meeting called to order by President Balshem at 7:00pm. Quorum achieved.
Meeting Minutes Approval	<p>Motion made by Lydia Perez, seconded by Celi Balshem, to approve the November 2022 Budget Approval Meeting, HOA Meeting minutes, as presented. Motion passed.</p> <p>Motion made by Lydia Perez, seconded by Celi Balshem, to approve the November HOA Board Meeting minutes, as presented. Motion passed.</p>
Class A Member	No Class A members present at meeting opening. aa
Manager's Report	<ul style="list-style-type: none"> • Monthly financials presented. • Insurance premium paid. • Delinquent accounts/aging report shows one homeowner to be sent to Legal. APG to reach out to ALL owners with pending balances.
Violations	<ul style="list-style-type: none"> • Some violations letters were sent out in error. APG to send an email blast to all residents notifying them of this error but also reminding everyone to clean roofs/driveways if not done already. • APG will work on providing a current and accurate violations reports to present to the Board. • New Roof cleaning violations will be sent out after community inspection by APG.
Landscaping	<ul style="list-style-type: none"> • Zamora will provide quote for fixing irrigation pipes and heads that need repair throughout the community. • Board to review Zamora's "master plan" landscaping proposal. • Board to consider setting up a landscaping committee (of 3 members) to assist the Board with the overall landscaping plan. • Board to bring the proposal back to the table at the March's meeting.
A/C for guardhouse	<p>Proposal from One4All A/C company was received and reviewed. Proposal is \$3800, including permit, for same equipment and scope of work as previously requested. Previous vendors turned down the job due to unwillingness to pull a city permit.</p> <p>Motion made by Celi Balshem, seconded by Betty Granja, to accept the One4All proposal and begin project immediately. Motion passed.</p>
Gate entrance arm	APG to follow up on the parts that were backordered for the arm access conduit.

Walkways Repair	<ul style="list-style-type: none"> • A couple of cracks have appeared on the newly repaired areas of the walkways. • Perimeter wall crack repair – not certain if this was done. <p>APG to follow up with Procon if the wall was repaired and also to have the new cracks repaired. This should be done under their warrantee.</p>
Janitorial Services	<p>Rolando Herrera (APG) proposes to clean common areas of the community for \$420/month.</p> <p>Motion made by Celi Balshem, seconded by Eduardo Naranjo to accept Rolando Herrera’s proposals for janitorial services at \$420/month. Motion passed</p>
Paint Project	<p>APG is obtaining 3 quotes for the paint project. They currently have one from Sherwin Williams and Master Rollers. Should have all 3 to present to the Board by first week in February.</p>
Guardhouse	<ul style="list-style-type: none"> • APG to get quotes to fix interior of guardhouse. Will need to check the studs and all structural elements.
2022 Guards – Holiday Bonus	<ul style="list-style-type: none"> • The Board oversaw failed to give the guards a holiday/end of year bonus. <p>Motion made by Celi, seconded by Eduardo, to give guards their holiday gift for their work and dedication to our community at the same amount as last year. Motion passed.</p>
Children playing in the community	<p>Lately there has been many children playing in the streets of the community unsupervised. The danger presents when car speeds by. Notices and small mobile signs will be placed in the community for drivers to slow down inside the complex. However, parents hold the primary responsibility for the safety of their children and should not be allowed to play in common areas or streets without supervision.</p> <p>Board and APG will request City Police to provide some additional patrolling inside our community.</p>
Bulletin Board	<p>APG to provide quotes for replacing the existing board currently located by the mailboxes.</p>
Rules and Regulations	<p>The old rules and regulations document have been amended to include/clarify the process for issuing fines on ignored community rules and regulations. The Board has consulted with counsel on the ability and process for fining for violations. This will also clarify the communities right to tow illegally parked vehicles.</p> <p>The Board will review the amended document to accept/deny. A motion will be brought to the next HOA meeting to vote on the adoption of this version. APG will also review the document and advice. Once approved, a copy will be emailed to all homeowners.</p>
2023 Board Election	<p>The annual elections/general assembly meeting will be held on Thursday, February 9 at 8pm at the Doral Park County Club. Meeting notices and proxies have been mailed out to all homeowners. There will be two positions up for reelection this year.</p> <p>The meeting date/time and election process has been reviewed by the attorney firm of record in efforts to realign the election process as intended by our governing documents.</p>
Adjournment	<p>Motion to adjourn meeting at 8:35 pm, made by Lydia Perez, seconded by Celi Balshem. Motion passed.</p> <p>Annual General Assembly Meeting: Thursday, February 9 at 8pm. Next HOA Meeting: Wednesday February 22, 2023 at 7pm.</p>