

Emergency Meeting Doral Landings Townhomes Board

Wednesday, November 23, 2016

7:31 PM

Agenda:

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Attendees:

- Diego Pirogovsky - President
- Roland Sanguino - Treasurer
- Maritza Malacrino - VP
- Elena Martinez - Director

16 persons in attendance

Absent

Juan Carlos Olano

Opening:

7:32. Determination of Quorum.

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of Minutes

No minutes approved

Open Issues

- Determination of Quorum at 7:32 pm.
- Call meeting to order
- Management Company Situation: - Diego explained that Miami Management didn't want to continue. Neighbors were informed of their concerns. It was brought up that some saw the fact that one guard works two shifts in the community as a potential liability for the community. It was explained that the board has decided to consult an attorney specialized in labor regarding this issue. It was explained that Guarantee agreed to serve the community for a few months upon advice from Attorney. Roland Motion to appoint Guarantee management as management company for the next few months. Maritza Second, Everyone approves. Motion carries.
- Diego motion to continue using Cuevas as the attorney. Roland second. Everyone approves. Motion Carries.
- Diego motion to ratify decision made on election night to hire an Attorney specialized in labor to advise the board about the concern raised. Roland second, Everyone approves. Motion Carries.
- Diego read Olano's resignation. Diego motion to accept resignation. Maritza seconds. Motion carries.
- Roland motion to communicate to the membership that a vacancy is open and to hear for volunteers. Decision to appoint replacement will be done in a future meeting. Elena Seconds. Everyone approves. Motion Passes.

- Motion by Diego to open process to elect volunteers for committees. Maritza second. It will be communicated to the membership. All approve. Motion Passes. Gilbert Feliciano , Isabel Sifuentes volunteer for violations.
- Diego Motion to appoint Guarantee management to do the screening until there is a committee in place. Roland Seconds. Everyone approves. Motion passes.
- Diego discussed with prior board member details to give the final payment to the Golf Company. Diego motions to approve final payment upon inspecting delivery of new cart. Maritza seconds. Everyone approves. Motion passes.
- Diego opens discussion on Fire Extinguishers recommendation by insurance company. Several members informed that this will be an extra cost that might not be necessary. They recommended to investigate how much would be the expense and what would be the mitigated risks before making a decision. We need more information on whether it is mandatory, and if optional, what are the tradeoffs. Item deferred for next meeting.
- Reviewing point 7 of the agenda. Diego motions to schedule budget meeting for Dec 8. Notice must be sent by mail and email. Elena seconds. All approves. Motion carries.
- Review of access to surveillance systems. Diego motions to disable the audio inside the house. Maritza seconds, motion passes.
- Diego motions to add old analog camera to view tags on a monitor we already have to see on the monitor. Elena seconds motion passes. Motion passes with all votes.
- Diego motions to find recommended electricians (Talk to Carla) and get him to repair power to the cameras in the east part of the park, repair the motion light in the resident lane at the entrance of the community and the sensor in the main pool entrance.. Maritza seconds. All approve, motion passes.
- Diego Motions to give bonuses as:
Miguel Arrieta-\$100
Juan Alberto Garcia-\$300
Pedro Fuentes-\$200
Irina Jarrin-\$800
Maritza seconds, everyone approved, motion passes.
- After discussing setting the christmas competition awards to the amounts of last year, which were higher than those set by the prior board (just because they didn't know what the amounts were), the members present were divided about increasing the awards. Diego surveyed the presents by visible raise of hand and the majority voted to keep the awards set by the prior board. Diego Motions to purchase visa gift cards for \$50, \$100, \$150. to be delivered as awards for third, second and first place in the Christmas Contest. Elena second. Everyone approves.
- Diego Motions to do Holiday party on December 17, at 7:00 pm. Budget \$250. Elena will organize and coordinate. Elena seconds. Everyone approves. Motion carries.
- Owner suggest we give maintenance to the drainage. The board agrees this should be done this year.
- Margarita Noguera suggested we fix the fence on the north side as well. Maritza explained we need permission to go to the neighboring community and we will do that.

Adjournment:

Meeting was adjourned at 8:50 pm by Diego Pirogovsky. The next general meeting will be at 7:30pm on 12/8/2016 at the Swimming Pool.

Minutes submitted by:
Roland Sanguino

Treasurer.