

DORAL GARDENS CONDOMINIUM ASSOCIATION, INC.

Minutes of board meeting

Jul 8, 2021

Zoom Meeting

1. CALL TO ORDER

President, Alexander Giraldo called the meeting to order at 6:05PM. A quorum was present.

2. ROLL CALL

A. Board Members

Alexander Giraldo, President

Luis Aleman, Vice Present

Sandra Perez, Treasurer

B. Others present

Claudia Valdes, Management Company

Yamilet Hernandez, Management Company

Enrique Sanchez 4544-2G

Carmen Nefrin 4560-2G

Raymond Alvarino 4250-2A

Luisa Nova 4320-1G

Barbara Espino 4330-1C

Anthony Portillo 4360-1G

Vanessa Delgado 4570-2C

Sylvia Carvalho 4590-1D

Franklyn Bailoo 4200-2B

Rosa Suares 4580-2V

3. The previous meeting minutes were approved as presented.

4. New application requirements

Motion to: Implement the requirement of proof of income for all new prospective buyers.

Motion Made by: Alexander Giraldo

Second by: Sandra Perez

5. The board of directors would like to install a few more cameras around common areas such as pools. Soon the association will be purchasing new pool furniture and the cameras will help us monitor the areas.

Motion Made by: Alexander Giraldo

Second by: Luis H. Rodriguez

6. Gate replacement

One of the side gates was recently damaged by a vehicle for which the association has filed an insurance claim. Once the funds are received, the association will be replacing the gates. In addition, a new UPASS system will be installed.

Motion Made by: Alexander Giraldo

Second by: Sandra Perez

7. Appointment of Committee Members

Motion Made by: Alexander Giraldo to appoint Barbara Espino as a fine committee member

8. There are several units delinquent in their monetary obligations to the association. As a result, the Alexander Giraldo made a motions to file collection and foreclosure of the following units:

- 4560 Unit 2H – Claim of Lien Letter was sent October 9, 2020 and the Lien was recorded October 16, 2020. Owners deadline to make payment has passed.
- 4320 Unit 2F - Claim of Lien Letter was sent October 19, 2020 and the Lien was recorded October 22, 2020. Owners deadline to make payment has passed.
- 4174 Unit 1A – Claim of Lien Letter was sent June 3, 2021 and the Lien was recorded June 24, 2021. Owners deadline to make payment has passed.
- 4270 Unit 2B - Claim of Lien Letter was sent June 3, 2021 and the Lien was recorded June 24, 2021. Owners deadline to make payment has passed.

Second by: Sandra Perez

9. The association has received a resignation letter from Ana Paez who will no longer serve on the board. In addition, Victor Bruzzone has also been removed from the board due to the fact he is no longer an owner in Doral Gardens Condominium:

Motion made by: Alexander Giraldo to accept the removal/withdrawn of Ana Paez and Victor Bruzzone from the board of directors of Doral Gardens Condominium Association, Inc.

Motion seconded by: Luis H. Rodríguez

10. The next meeting date is unknown.

11. The meeting was adjourned at 7:23 by Alexander Giraldo .

AGENDA

DORAL GARDENS CONDOMINIUM ASSOCIATION INC

BOARD OF DIRECTORS MEETING

Via Zoom

Topic: DG BOARD MEETING' Zoom Meeting

Time: Jul 8, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81210429560?pwd=d0pIc1lYVWZWeEttODV6V3UxUm1RZz09>

Meeting ID: 812 1042 9560

Passcode: 393430

1. Call to order
2. Reading and approval of previous meeting minutes
3. New application requirement- proof of income for buyer
4. Approval of Camera proposal & gate replacement
5. Appointment of a new committee member
6. Review and approve collection matters
7. New business
8. Adjournment