

HOMES OF DORAL LANDINGS EAST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 6, 2005

7:30pm Pool Side

Board Members Present:

**Joaquin Cayon -President
Michael Rodriguez-Vice President
Luis Perez-2nd Vice President
Luis Puig -Treasurer
Magaly Hamm - Secretary**

Others present:

**Courtesy Property Management -
Ralph Rios, Owner and Sr. Property Manager
Yamile Hernandez- Property Manager
Ray Torrez - Command Security
Lourdez Perez - First Service (Janitorial Services)**

Call To Order; the Board of Directors Meeting was called to order at 7:30 p.m. by Magaly Hamm.

Establishment of Quorum; A roll call was taken by Magaly Hamm and all members of the Board were present.

Approval of Previous Meetings Minutes; The meeting minutes of April 27th, 2005 were read by Magaly Hamm. Luis Puig motioned to approve them. Magaly Hamm seconded. All voted in favor and the motion carried.

ACC Committee Report; Read by Claudia Herrera. 17 Acc requests were submitted.

Management Report and Financial Statement Review; Read by Yamile Hernandez, Property Manager for the Association.

Old Business;

A. Discussion of Pending Issues from Previous Meeting: Magaly Hamm explained that the video cameras in the front were installed. A camera for the exit gate is needed and bids will be obtained at a future date.

The moving regulations were adopted and are available at the guard house for anyone interested.

New Business:

A. Introduction of new management; Magaly Hamm introduced Mr. Ralph Rios, Owner of Courtesy Property Management and Yamile Hernandez, the Property Manager assigned to Homes of Doral Landings East. She then opened the floor to the homeowners for questions to the management company. There were no questions at this time.

B. Security; Magaly Hamm introduced Mr. Ray Torrez of Command Security. The floor was opened for questions. One homeowner (Mr. Aaronson) of property address 11349 NW 52 Lane, complained that he could not gain access to his home when using the visitor's entrance because the guards did not speak English and his information was incorrect in the computer. Mr. Torrez assured him that he would take care of this issue immediately and that all of the guards do speak sufficient English to understand basic conversation.

C. Painting; This issue was tabled until the next meeting at which time the Board will have a current financial statement and will be able to evaluate the financial status of the Association.

D. ACC Rule Enforcement and Guidelines; Mrs. Claudia Herrera of the ACC Committee explained that it is very important for every homeowner to cooperate and to follow the rules and guidelines established for architectural modifications. These rules have been created to benefit the whole association and assure that the Association's appearance is uniform and that the esthetics are maintained in the highest possible standards.

Open Forum;

Mr. Pereira - 5055 NW 112 Ct. Asked about his approval for acc (installation of pavers) Management and Acc committee explained that they are still awaiting paperwork, which was requested from Mrs. Pereira.

Mr. Valverde and his wife Sylvia along with Cri Giantruzzi of 11365 NW 52St., complained as to why Sylvia Valverde could no longer give swimming lessons to children in the Association's swimming pool. Management explained that the Association documents clearly state that you cannot conduct a business from within the Association and furthermore this was a liability to the Association. Management also stated that a legal opinion on this subject would be obtained from the Association's Attorney, (Maria Arias, Esq.), and would be presented at the next meeting.

Gary Biosquik of 11253 NW 52Lane asked about changing the paint colors of the association. Magaly Hamm asked for volunteers to lead a committee for the paint colors. No one volunteered at this time.

Adjournment; The meeting was adjourned at 9:25pm by Joaquin Cayon