

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Thursday, April 10th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on April 10th, 2018 at the home of Mr. Fernando Pallares, 9313 NW 48th Doral Terrace. A quorum was declared and Larry De Jaham, Director called the meeting to order at 7:15 pm.

Board Members Present: Fernando Pallares, Treasurer; Roberto Mercade, Vice President; Martha A. Block, Secretary; Larry De Jaham, Director and Francisco Annicchiarico, Director.

Board Members Absent: Jesse Jones, President and Scott Weisburd, Director.

Present from Management: Delia Arcelus, CAM and Rosana Castillo, CAM.

Others Present: Mary Ann Shockley, Realtor.

Mary Ann Shockley, realtor of Mr. McLean (9348 NW 48 Doral Terrace) visited and expressed her point. She wanted to discuss a solution to the driveway problem at Mr. McLean's property. She also expressed admiration for how things are run in the HOA ever since she sold the Trybulski home.

Approval of Minutes:

- Martha Block moved and Roberto Mercade seconded a motion to approve the minutes of the March 8th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- Larry De Jaham moved and Fernando Pallares seconded a motion to approve the 2017 audit proposal from Gerstle, Rosen & Goldenberg, PA for a total of \$4,000.00 contingent to Jesse Jones approval. Motion carried unanimously.
- Consideration of C/D rates was deferred until Scott Weisburd and Roberto Mercade make their recommendation. They will get another proposal from Suntrust Bank.

Committee Reports:

A. Landscaping Committee

- Roberto Mercade moved and Fernando Pallares seconded a motion to ratify the decision to approve the proposal from My Lawn Services to remove 3 more trees for a total of \$2,000.00 (2 at 5001 NW 93 Doral Circle east, and 1 at corner of DCS and DCE). Motion carried unanimously.
- Fernando Pallares moved and Francisco Annicchiarico seconded a motion to approve proposal from Prestigious Tree Care to trim all hardwood trees in the community up to \$13,000.00. An additional round is scheduled for next week to include a few trees in the back which seem to be missing. Motion carried unanimously.
- Roberto Mercade moved and Fernando Pallares seconded a motion to approve the landscaping modification requests from Ms. Berraondo to remove and replace the same landscaping at both 9319 and 9320 NW 48th Doral Terrace, contingent to Management taking pictures before and after the works is done. Motion carried unanimously.
- Roberto Mercade moved and Larry De Jaham seconded a motion to ratify decision to accept the recommendation of the Landscape Committee to approve the retroactive landscaping modification request from Ms. Mendigutia of 9332 NW 48th Doral Terrace for the installation of 3 hibiscus plants in the empty spot left by the removal of bougainvillea in her back patio, letting her know that nor further retroactive approvals will be allowed. Motion carried unanimously.

- Roberto Mercade moved and Larry De Jaham seconded a motion to not allow any retroactive requests, going forward. Anything planted will have to be removed by the homeowner or by the HOA at the owner's cost until approval is granted. Management to prepare a letter to be sent to all in the community. Send to the board for review prior to sending. Motion carried unanimously.
- Management to get two additional proposals for landscaping service.

B. Architectural Committee

- Martha Block moved and Francisco Annicchiarico seconded a motion to approve the architectural modification request from Mr. & Mrs. Sandoval of 9322 NW 50th Doral Circle South to install a 1-ton mini split a/c in the garage area. Motion carried unanimously.

C. Maintenance Committee

- Martha Block moved and Fernando Pallares seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the roof repair at 4963 NW 93rd Doral Circle East (Martir) by Best Roofing at a cost of \$2,615.27. Motion carried unanimously.
- Martha Block moved and Fernando Pallares seconded a motion to approve proposal from AM Best Roofing to repair roof at 9311 NW 50th Doral Circle South (Hutchison) for a total of \$3,250.00. Motion carried unanimously.
- Martha Block moved and Roberto Mercade seconded a motion to ratify decision to accept recommendation from the maintenance committee to accept proposal from AM Best Roofing to repair roof at 5030 NW 93rd Doral Place (Catano) for a total of \$3,420.00. Motion carried unanimously.
- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to approve the proposal from Alsar Construction Corp to repair wall on side of 9320 NW 48th Doral Terrace and regrade the area inside the gate so that water flows properly up to \$1,300.00. Motion carried unanimously. Patricia Berraondo will remove the cat palm in front of the gate and Marina will regrade the area outside the gate for proper water flow.
- Fernando Pallares moved and Larry De Jaham seconded a motion to establish a threshold of \$3000, 00 for roof repairs to be charged to the operating budget. Everything over \$3000.00 should be charged to reserve but put in a suspense account during the year so the board can see the total expenses. Motion carried unanimously.
- Fernando Pallares and Larry de Jaham will bring recommendations for drone companies to be hired for 2 hours.
- Fernando Pallares moved and Larry De Jaham seconded a motion to approve the proposal from AmeriClean Pumping Inc. to clean all 19 drains in the community for a total of \$1,805.00. Motion carried unanimously.

General:

- Management to send last parking rules to Martha Block and Larry De Jaham who will work on something to be sent out to the community.
- Send Fernando Pallares a copy of the welcome package with the rules and regulations.
- Ask My Lawn to check the areas around the mailboxes on NW 48 Doral Terrace, Larry's backyard and Fernando's front yard to see if irrigation is working.
- We need a company to take care of irrigation asap.
- Re-paint and/or touch up the garage doors that are peeling, following the recommendations provided by the manufacturer.

Adjournment:

- Francisco Annicchiarico moved and Roberto Mercade seconded a motion to adjourn the meeting at 9:21 pm. Motion carried unanimously.