

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Monday, August 6th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on August 6th, 2018 at the home of Mr. Larry De Jaham, 9323 NW 50th Doral Circle. A quorum was declared and Larry De Jaham, Director called the meeting to order at 7:10 pm.

Board Members Present: Roberto Mercade, Vice President; Fernando Pallares, Treasurer; Larry De Jaham, Director Scott Weisburd, Director and Francisco Annicchiarico, Director.

Board Members Absent: Jesse Jones, President and Martha A. Block, Secretary.

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

Approval of Minutes:

- Roberto Mercade moved and Fernando Pallares seconded a motion to approve the minutes of the July 11th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- Fernando Pallares moved and Scott Weisburd seconded a motion to ratify the decision to approve the c/d renewal at Bank United for 14-month term at 2.40% rate. Motion carried unanimously.

Insurance Policies

- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to sign the letter for Jay Weinstein as agent of record to obtain quotes from 2 companies. Motion carried unanimously.

Committee Reports:

A. Landscaping Committee

- Scott Weisburd moved and Roberto Mercade seconded a motion to deny request from Mr. and Mrs. Bello of 5030 NW 93rd Doral Place to install landscaping within the arch and at the back patio due to missing information. Motion carried unanimously.

B. Maintenance Committee

- Francisco Annicchiarico moved and Fernando Pallares seconded a motion to approve the proposal from Roofing R Us to repair the roof leak at garage area of 9340 NW 48th Doral Terrace for a total of \$1,850.00. Motion carried unanimously.
- Fernando Pallares moved and Roberto Mercade seconded a motion to approve the proposal from Blue Flamingo SoftWash for the special cleaning of 20 faded garage doors for a total of \$2,000.00. Motion carried unanimously.
- Fernando Pallares moved and Larry De Jaham seconded a motion to approve the proposal from Luis Irrigation Systems to install up to of 5 extension boxes with lids for water meters located throughout the community at a cost of \$300.00 per box including labor and hold on the high voltage junction boxes until the matter is clarified with FPL. Motion carried unanimously.

- Roberto Mercade moved and Fernando Pallares seconded a motion to hire Promax Restoration and Paint Corp. to paint the 12 garage doors for a total of \$5,820.00 if attorneys agree. Motion carried unanimously.
- Management to send to Polo Builders the letter from the attorneys.
- Scott Weisburd moved and Francisco Annicchiarico seconded a motion to approve the proposal from Mainland Roofing to repair the roof leak on bedroom at 9335 NW 48th Doral Terrace, conditional doing all fascia board and using full beams and not patches. Motion carried unanimously.

DCC Update

- Scott Weisburd informed of his conversation with Jesse Jones regarding obtaining legal opinion from the HOA attorneys about the corporation. Is it the right structure? If not, what is the correct one? We need an entity that has the ability to enforce.
- With regards to the money spent by DCC, Jesse informed that, at the time the project is approved, the assessment will be for \$100,000 to replenish the money that was spent. But what happens if the project is never approved?

General

- Review of community website and software application was deferred

Homeowner's issues

- Roberto Mercade moved and Larry De Jaham seconded a motion not to allow Sara Albury from Sara's Touch Landscaping to do work in Colony. Motion carried unanimously.
- Larry De Jaham moved and Roberto Mercade seconded a motion to approve the payment of \$485.00 for the garage door replacement of Mr. Rivera's at 9335 NW 50 Doral Circle South. Motion carried unanimously.
- Management to send letters again to Leavitt and Mercade Jr. regarding landscaping work done without approval. Motion carried unanimously.

Adjournment:

- Roberto Mercade moved and Fernando Pallares seconded a motion to adjourn the meeting at 10:11pm. Motion carried unanimously.