

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Thursday, February 8th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on Thursday February 8th, 2018 at the home of Mr. Jesse Jones. A quorum was declared and Scott Weisburd, Director called the meeting to order at 7:11 pm.

Board Members Present: Jesse Jones, President; Roberto Mercade, Vice President; Martha A. Block, Secretary; Larry De Jaham, Director; Scott Weisburd, Director and Francisco Annicchiarico, Director.

Board Members Absent: Fernando Pallares, Treasurer.

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

Approval of Minutes:

- Larry De Jaham moved and Jesse Jones seconded a motion to approve the minutes of the January 11th, 2018 board meeting. Motion carried unanimously.

Committee Reports:

A. Landscaping Committee

- Francisco Annicchiarico moved and Larry De Jaham seconded a motion to ratify the following decisions:
 - ✓ to accept the proposal from My Lawn Service to install 4 pallets of St. Augustine sod to cover the areas where the trees were removed (9315 & 9339 NW 48 DT, 4941 NW 93 DP and 9313 NW 50 DCN), next to the mailboxes between 4959 & 4961 93 DCE, next to wall across 4959 & 4963 NW 93 DCE and few areas across 5021 & 5031 NW DCE for a total of \$1,500.00.
 - ✓ to allow My Lawn Service to remove the ficus hedge at the back patio of Mercade Jr. at 9335 NW 48th Doral Terrace as the hedge is intermingling with the sprinkler system. The homeowner is responsible for payment but will have to be done through the Association.

Motion carried unanimously

- Francisco Annicchiarico moved and Larry De Jaham seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the following landscaping modification requests:
 - ✓ Mr. Morales of 5000 NW 93rd Doral Place to remove 2 bromeliads in front of the arch, and remove some of the podocarpus inside the arch and replacing it with the same plant he has at his current residence.
 - ✓ Mr. Mathison of 9331 NW 48 Doral Terrace retroactive request to plant 8 mamey crotons, 30 red ixora maui and 12 podocarpus and request that he removes the impatiens in pots as well. Mr. Mathison also requested approval of bouganvilleas planted in the back. No recommendation was made about these because these were planted on resort's property. The association has no responsibility for the unauthorized landscaping by the homeowner.

Motion carried unanimously

- Jesse Jones moved and Roberto Mercade seconded a motion to accept the recommendation of the landscaping committee to approve landscaping modification request Mr. Morales of 5011 NW 93rd Doral Circle East to remove a lychee tree located on the backyard and fill with sod. Motion carried unanimously.
- Roberto Mercade moved and Larry De Jaham seconded a motion to accept the recommendation of the landscaping committee with regards to the landscaping modification request from Mr. Morales of 5000 NW 93rd Doral Place:
 - ✓ to approve the installation of grass in the area in front of the bathroom window on the side of the garage, plant podocarpus to cover a/c equipment and install slabs of rock but only within the recessed area. The steps proposed in the front of the property, past the garage door line, are not approved.
 - ✓ to deny the installation of the lychee tree at the proposed location in front of the unit as landscaping in front of units must be consistent throughout the community as per the current plans and list of approved plants. The board empowers Martha Block to communicate with the homeowner and agree on an acceptable location for the placement of the tree. Martha should report back so that the decision is on record.

Motion carried unanimously.

- Roberto Mercade moved and Jesse Jones seconded a motion to approve the proposal from MyLawn Service to remove 2 trees on the side of the property at 5040 NW 93 Doral Place (Kim) for \$ 1500.00 including stump grinding. Motion carried unanimously.
- Martha Block and Larry De Jaham updated the board on the meetings with landscape designers Forever Green and Action Sod. The result does not provide enough background to make a decision. Martha informed the board that she would schedule a meeting for Larry, Coqui and her to discuss with Barbie from Action Sod. She will let the board know when she has a date.

B. Architectural Committee

- Roberto Mercade moved and Martha Block seconded a motion to ratify the decision to accept the recommendation of the architectural committee to approve the architectural modification request from Mr. & Mrs. El Haddad of 9333 NW 50th Doral Circle North to install hurricane impact windows and sliding doors at the property. Motion carried unanimously.
- Roberto Mercade moved and Martha Block seconded a motion to approve the request from Mr. & Mrs. Pareja of 9352 NW 48th Doral Terrace as follows:
 - ✓ to replace the existing tile with limestone in the backyard and courtyard (within the gate)
 - ✓ to replace existing tile with stamp concrete on walkway and recommend that it may be increased up to 36" in width
 and to deny the request to straighten the left side of the driveway.
 Motion carried unanimously.
- Francisco Annicchiarico moved and Martha Block seconded a motion to approve the request from Mr. & Mrs. Pallares of 9313 NW 48 Doral Terrace to replace the tile on the walkway with stamped concrete from the driveway to the front door with the same design as Phase II. The step to the front door will be done with terracotta tile to match the color of the stamp concrete. Motion carried unanimously.

C. Maintenance Committee

- Jesse Jones moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the following roof repairs:
 - ✓ 9310 NW 50 Doral Circle South (Jaramillo) by Best Roofing at a cost of \$5,942.80
 - ✓ 9319 NW 50 Doral Circle South (Spangaro) by Mainland Roofing at a cost of \$700.00
 - ✓ 5133/5137 93 Doral Way (Manzo, Chun) – tile replacement by AM Best Roofing at a cost of \$1,520.00
 - ✓ 9323 NW 50 Doral Circle South (De Jaham) by Mainland Roofing at a cost of \$700.00
 - ✓ 9327 NW 48 Doral Terrace (Kubacki) by Mainland Roofing at a cost of \$2950.00

Motion carried unanimously.

- Proposal from Lee Goldstein Construction to water proof exterior wall at 9324 NW 48th Doral Terrace and grade the area inside the gate so water flows out for a total of \$1,875.00 was not approved. Alvaro Salazar should be asked to submit a proposal for his recommendations and commit to a date to perform the repairs.
- Proposal from Lee Goldstein Construction to repair and replace section of damaged concrete wall at 9339 NW 48th Doral Terrace for a total of \$6,240.00 was not approved. Other proposals should be obtained.

General

- Jesse Jones moved and Francisco Annicchiarico seconded a motion to ratify the decision to approve request from Mr. & Mrs. Bello to park a vehicle at the pool during the stay in town of her brother from Friday January 26th through February 2nd. Motion carried unanimously.
- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to establish a rule for overnight parking at guest parking area for a maximum time allowed of 30 days but still to be decided on a case by case basis. Motion carried unanimously.
- Management to ask the attorneys their opinion about the properties whose ownership was transferred without knowledge of the association, especially related to the first right refusal.
- Roberto Mercade moved and Jesse Jones seconded a motion to waive the screening process for AAFA LLC on the purchase of 4963 NW 93 Doral Circle East. Motion carried unanimously.
- Roberto Mercade will interview Mr. & Mrs. Aldecoa on Wednesday February 14th, 2018 at 10.00 am at the Pool Cabana.

Adjournment

- Roberto Mercade moved and Martha Block seconded a motion to adjourn the meeting at 9:22 pm. Motion carried unanimously.