

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Tuesday, January 11th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on Tuesday January 11th, 2018 at the home of Mr. Larry De Jaham. A quorum was declared and Larry De Jaham, Director called the meeting to order at 7:03 pm.

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

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

Approval of Minutes:

- Martha Block moved and Roberto Mercade seconded a motion to approve the minutes of the December 5th, 2017 board meeting. Motion carried unanimously.

Legal

- Update on Mediation ref. COL-00503 – Martir. Board was briefed on the terms of the settlement agreement of the mediation held on December 20th, 2017. We must provide records to anybody that officially requests them, but the association is not to discuss the terms under the confidentiality agreement.
- Invoice for the landscaping in front of 9330 NW 50th Doral Circle South should be dismissed.

Committee Reports:

A. Landscaping Committee

- Scott Weisburd moved and Jesse Jones seconded a motion to accept the recommendation of the landscaping committee to approve the landscape modification request from Mr. Hong of 9334 NW 50 Doral Circle South to replace existing landscaping within the arch with 5 bromeliads, 3 sago palms, 32 serissa boxwood and 45 podocarpus contingent upon removal of existing landscaping. Motion carried unanimously.
- Consideration of proposal from My Lawn Service to install 4 pallets of St. Augustine sod in areas where the trees were removed and in the area behind 9313 NW 50th Doral Circle North and a few areas that are in bad condition for a total of \$1,500.00 was deferred until details are obtained regarding the scope of work included in the proposal and asking My Lawn if the area on the side of 9339 NW 48th Doral Terrace is included.
- Regarding the request from Mr. & Mrs. Sandoval of 9322 NW 50th Doral Circle south to install sod in the area behind their patio, Mr. & Mrs. Sandoval must be informed that land is not HOA property but the resort's. We also need to inform Mr. Sandoval that the county does not allow for the Association to paint the hydrants.
- Consideration of violation from Mr. Mathison of 9331 NW 48th Doral Terrace for unapproved installation of landscaping in front of the property. The homeowner has not yet submitted a retroactive application. Management must send one more letter providing deadline, giving 15 days as of January 12th, 2018. If he does not comply, the association will remove at his expense.

B. Architectural Committee

- Scott Weisburd moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the architectural committee to approve the request from Mrs. Otero of 5113 NW 93rd Doral Way to install a filter on the main water source of the property on the left wall on the entrance within the arch, contingent to a small shrub being planted in front to hide the filter and informing that such planting requires prior approval from the landscaping committee. Motion carried unanimously.

C. Maintenance Committee

- Larry De Jaham moved and Jesse Jones seconded a motion to approve the proposal of Fast Dry Courts for tennis courts repairs as follows, contingent to including the installation of new nets up to \$700.00:

- ✓ Fast Dry Courts – total \$13,835.00
 - Pressure clean \$700.00
 - Install windscreens \$4,335.00
 - Resurface courts \$8,000.00
 - Repair of cracks \$800.00

Motion carried unanimously.

- Martha Block moved and Jesse Jones seconded a motion to ratify the decision to approve the roof replacements at 9330 NW 50th Doral Circle South and 4961 NW 93rd Doral Circle East (1st three year warranty Included free of Charge). Motion carried unanimously.
- Martha Block moved and Jesse Jones seconded a motion to ratify the decision to approve the proposal from Alsar Construction Corp to install a new downspout with a run on top of slab into the garden area at 9322 NW 50th Doral Circle South, for a total of \$1,092.50. Motion carried unanimously.
- Martha Block moved and Jesse Jones seconded a motion to ratify the decision to approve the proposal from Lanza's Painting to clean all flat roofs, scupper boxes and downspouts due to accumulation of debris after the hurricane for a total of \$4,020.00. Motion carried unanimously.
- Jesse Jones moved and Martha Block seconded a motion to approve the proposals for the roof repairs as follows and table the repair at 9327 NW 48th Doral Terrace (Kubacki) until a proposal is obtained from Mainland Roofing:

ADDRESS	AM BEST	Best Roofing
5001 NW 93 Doral Circle East (Lopez)	--	\$4,304.85
4941 NW 93 rd Doral Place (Kowalczyk)	--	\$4,666.89
9339 NW 48 th Doral Terrace (Guillermo)	\$3,920.00	--

Motion carried unanimously.

- Consideration of proposals from Best Roofing for roof repairs as follows were tabled until Larry has a chance to check the proposals:
 - ✓ 9310 NW 50 Doral Circle South - \$5,492.80
 - ✓ 9319 NW 50 Doral Circle South - \$2,737.89
- Martha Block moved and Jesse Jones seconded a motion to approve the proposal from Mainland Roofing to repair the roof leak at 4957 NW 93rd Doral Place for total of \$650.00. Motion carried unanimously.

General

- Martha Block moved and Larry De Jaham seconded a motion to approve the budget for the Annual meeting including proposal from Miami 24 hrs Party Rental for equipment rental in the amount of \$466.52 and refreshments up to \$1,200.00. Motion carried unanimously.

Homeowners' Issues

- Martha Block moved and Fernando Pallares seconded a motion to approve the proposal from My Lawn to regrade the area in front of 9320/9324 NW 48 Doral Terrace up to \$750.00 and decide if cat palm must be removed. Motion carried unanimously. Ask Alvaro to inspect and make recommendations for the water filtration into the garage through the wall.
- Management to send letter to Mr. Samlut regarding containers with food that are frequently being left in his driveway and also strong letters to Mrs. Guillermo and Ms. Berraondo (including her tenant) regarding their cats roaming around the community unattended and/or food containers being left outside.

Adjournment

- Roberto Mercade moved and Scott Weisburd seconded a motion to adjourn the meeting at 8:48 pm. Motion carried unanimously.