

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday, July 11th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on July 11th, 2018 at the home of Ms. Martha Block, 9344 NW 48th Doral Terrace. A quorum was declared and Jesse Jones, President called the meeting to order at 7:15 pm.

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

Board Members Absent: Scott Weisburd, Director.

Others Present: Esteban Pareja from 9352 NW 48th Doral Terrace and Bruno Manzo & Andrea Carrasco from 5133 NW 93rd Doral Way.

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

Approval of Minutes:

- Larry De Jaham moved and Roberto Mercade seconded a motion to approve the minutes of the June 25th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- Fernando Pallares moved and Francisco Annicchiarico seconded a motion to approve the financial reports as of June 30th, 2018. Motion carried unanimously.

DCC update

- Jesse Jones will follow up with the attorneys.

Committee Reports:

A. Landscaping Committee

- Roberto Mercade moved and Fernando Pallares seconded a motion to accept the recommendation from the landscaping committee to deny the landscape modification request from Mr. & Mrs. Bauman of 9324 NW 48th Doral Terrace to replace the existing landscaping in front of their unit, outside of courtyard. My Lawn Services should fix the area in front of the arch by adding mulch and removing a sickly plant. Motion carried unanimously.

B. Architectural Committee

- Martha Block moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the architectural modification committee to approve the following architectural modification requests:
 - ✓ Mr. & Mrs. Morales of 5000 NW 93rd Doral Place for the installation of gutters in the back patio, material: aluminum, measurements 6"x10" long, 6"x1 15" long, 6"x12" long and 6"x9" long, conditional to the color of the gutters to be dark bronze and downspouts white or cream.
 - ✓ Mr. & Mrs. Jones of 5117 NW 93rd Doral Way to install a split a/c unit of 1 ton next to the existing units.

Motion carried unanimously.

C. Maintenance Committee

- Martha Block moved and Fernando Pallares seconded a motion to ratify the decision to approve the proposal from 1 Stop Maintenance Solutions to repair asphalt in front of 9339 & 9352 NW 48th Doral Terrace for a total of \$1,450.00. Motion carried unanimously.
- Martha Block moved and Larry De Jaham seconded a motion to approve the proposal from Alsar Construction to repair the short wall at 9339 NW 48th Doral Terrace for a total of \$4,600.00 (previous quote from Goldstein Construction was for \$6,240.00). Motion carried unanimously.
- Martha Block moved and Fernando Pallares seconded a motion not to accept the proposal from 1 Stop Maintenance Solutions to repair the 5 speed bumps within the community for a total of \$2,530.00. Motion carried unanimously
- Martha Block moved and Francisco Annicharco seconded a motion to move forward with the roof repair at 5133 NW 93rd Doral Way (Manzo) pending Larry DeJaham's recommendation after receiving detailed scope of work from Mainland. Motion carried unanimously
- Larry De Jaham moved and Robert Mercade seconded a motion to move forward with roof repair for 5010 NW 93rd Doral Place (Benito) pending Larry DeJaham's recommendation after receiving detailed scope of work from Mainland. Motion carried unanimously

Homeowner's issues

- Fernando Pallares moved and Martha Block seconded a motion to ratify decision to approve assigning transponder for Ms. Otero's daughter. Motion carried unanimously.
- Jesse Jones will communicate with Mr. Roberto Mercade Jr. of 9335 NW 48 Doral Terrace regarding the fascia board at his unit. As per inspection by Alsar, to do the repairs correctly, a roofer must be involved.

Adjournment:

- Fernando Pallares moved and Roberto Mercade seconded a motion to adjourn the meeting at 10:47 pm. Motion carried unanimously.