

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Monday, June 25th, 2018

Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on June 25th, 2018 at the home of Mr. Francisco Annicchiarico, 9324 NW 50th Doral Circle North. A quorum was declared and Jesse Jones, President called the meeting to order at 7:10 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.

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

Approval of Minutes:

- Martha Block moved and Francisco Annicchiarico seconded a motion to approve the minutes of the May 10th, 2018 board meeting and the June 1st, 2018 special board meeting Motion carried unanimously.

Financial Report:

- Fernando Pallares moved and Roberto Mercade seconded a motion to approve the financial report as of May 31st, 2018. Motion carried unanimously.
- Martha Block moved and Fernando Pallares seconded a motion to close the account at Floridian Community Bank and to open a C/D for 9 months at Ocean Bank at 2.15%. Motion carried unanimously. Signers will meet on Wednesday June 27th at 9:30 am at the pool cabana with Iliana Abraham from the bank.

DCC update

Francisco Annicchiarico explained that the DCC board had committed to go back to Architect Pacheco to continue with construction drawings.

"Once we get the drawings we will evaluate them and then it will take a vote of all the boards to go get quotes. The idea is to get quotes for every component"

Jesse Jones informed that the minutes reflect that this next stage (\$45,000.00) will provide drawings that are accurate enough to obtain permits and quotes not only for the drainage project but also should the boards decide to move forward with the entire project. "Should we do that or not is up to the boards."

Roberto Mercade would like a legal opinion. He stated his concern regarding the power that the common may have to affect Doral Colony. "What happens if one community does not agree with the plan? Can they force us to go ahead?"

There is already a motion allowing Jesse to go to the attorneys.

Committee Reports:

A. Landscaping Committee

- Roberto Mercade moved and Larry De Jaham seconded a motion to ratify the decision to accept the recommendation of the landscape committee as follows:
- ✓ Ms. Mendoza of 5105 NW 93rd Doral Way - approval to remove six trees located in the interior front courtyard entry of the property.

- ✓ Mr. & Mrs. Triay of 4959 NW 93rd Doral Circle East - approval to remove a palm tree in front of the air conditioner, due to it is damaging the new unit.
- ✓ Mrs. Law of 9345 NW 50th Doral Circle North - approval to remove six queen palm trees located inside the arch and level the ground, contingent to work being done by a licensed and insured company and owner or vendor to call the agency to mark the water and electrical lines to avoid damage during the removal process. Should damage occur to lines, building or pavement it is the responsibility of the homeowner, not the Association, to repair.
- ✓ Mr. & Mrs. Morales of 5000 NW 93 Doral Place - to deny placing a planter in front of the property by the window in the recessed area and remind Mr. Morales that the stepping stones installed in front of the property, past the recessed area were not approved.

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 committee to approve the following architectural modification requests:
- ✓ Mr. & Mrs. Pallares of 9313 NW 48th Doral Terrace to install a split ac unit of 12,000 btu inside the patio/atrium of the property.
- ✓ Ms. Morales of 5000 NW 93rd Doral Place to lift and reinstall the pavers at the back patio to modify the level of drains due to water accumulations in the back patio.
- ✓ Ms. Berraondo of 9320 NW 48th Doral Terrace for the installation of planter on wheels with artificial hedge behind gate on small alcove installed for privacy.
- ✓ Mr. Jones of 5117 NW 93rd Doral Way for the installation of impact resistant windows and sliding doors.

Motion carried unanimously.

Maintenance Committee

- Martha Block moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the proposal from AM Best Roofing to repair the roof at 4961 NW 93rd Doral Circle East (Lee) at a cost of \$3,650.00. Motion carried unanimously.
- Management to request Mainland Roofing to quote leak repair at Mr. Manzo's property, proposal from AM best is very high.

General

- Roberto Mercade moved and Martha Block seconded a motion to approve the proposal from Luis Irrigation Systems to repair a few items that appeared after his last service, probably associated with the tree trimming equipment for a total of \$742.47. This includes wet check and repairs to the area next to 9352 NW 48 Doral Terrace caused by the work done in the back patio (\$51.17)
- Roberto Mercade moved and Martha Block seconded a motion to approve the proposal from Luis Irrigation Systems to enter into an irrigation maintenance plan at a cost of \$720.00 per month for the remainder of the year as per attached agreement. Motion carried unanimously.
- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to approve the increase in proposal from Service One Usa to replace the side garage door at 4959 NW 93rd Doral Circle East from \$924.47 to \$1,081.01 due to the size of the door. Motion carried unanimously.
- Consideration to acquire a community website was deferred.

Homeowner's issues.

- Fernando Pallares moved and Larry De Jaham seconded a motion to draft a letter to the Leavitt's and Mercade Jr. requesting that they submit a request for retroactive approval as a one-time exception and include copy of letter recently sent to the community about the matter. Motion carried unanimously.
- Consideration of violations at some units that leave their trash cans visible from the outside (5000, 5020 & 5030 NW 93 Doral Place) was deferred.

Purchase & Lease Applications:

- Martha Block moved and Roberto Mercade seconded a motion to approve the lease application from Mr. James Mclean of 9348 NW 48th Doral Terrace for 6-month term, as a condition of sale between the two existing homeowners. Motion carried unanimously.

Adjournment:

- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to adjourn the meeting at 10:02 pm. Motion carried unanimously.