

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

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on Thursday March 8th, 2018 at the home of Mr. Roberto Mercade. 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; Scott Weisburd, Director and Francisco Annicchiarico, Director.

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

Approval of Minutes:

- Martha Block moved and Larry De Jaham seconded a motion to approve the minutes of the February 8th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- Consideration of C/D rates was tabled for 30 days.
- Management to obtain proposals for landscaping and fertilizing services and send insurance information to Mr. Annicchiarico to obtain quotes.

Committee Reports:

A. Landscaping Committee

- Larry De Jaham moved and Fernando Pallares seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the landscaping modification request from Mr. & Mrs. Mercade of 9335 NW 48th Doral Terrace to install around 25 Agapanthus (purples flowers) in a line (L shape), to install gray stones and artificial grass within the arch as they meet the guidelines for planting inside the arch. The request includes the removal of the ficus hedge in the back patio and replace with stones. It is recommended that the sprinkler system will be tested before the work is done, to make sure it is in working order. If not, the Association will make any necessary repairs. After the work is complete, the sprinkler system will be tested again. Any necessary repairs shall be done by the Association's vendor and will be charged to the homeowners account. Motion carried unanimously.
- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the landscaping modification requests from Mr. Cataño of 5030 NW 93rd Doral Place as follows:
 - ✓ retroactive request for the installation of topiary cono cotone, topiary pompon, cotone, podocarpus and impatiens at the back patio. There are podocarpus throughout the community. The owner/renter should be notified that damage to the wall by the topiary is the responsibility of the homeowner.
 - ✓ to remove liriope and palm seedling within the arch, clean up the area and add mulch. No additional work is authorized and requires an additional request with specificity prior to work.

Motion carried unanimously.

- Roberto Mercade moved and Scott Weisburd seconded a motion to approved the proposal from My Lawn Services to remove 12 trees within the community as per list attached, for a total of \$6,325.00. Motion carried unanimously.

- Larry De Jaham moved and Fernando Pallares seconded a motion to approve up to \$8,000 for My Lawn Services to start work for the 2018 repair and replace project pending definition of total scope of work by Larry and Martha. Motion carried unanimously.
- Any requests received from homeowner for landscaping in front of their units should be placed on hold until the board establishes parameters.

B. Architectural Committee

- Martha Block moved and Scott Weisburd seconded a motion to ratify the decision to accept the recommendation of the architectural committee to approve the following architectural modification requests:
 - ✓ Ms. Berraondo - 9320 NW 48th Doral Terr to install impact windows and sliding doors
 - ✓ Mrs. Mendigutia Rivera - 9332 NW 48th Doral Terr to install pavers (old Chicago style) in the back patio to cover the existing cement patio.
 - ✓ Ms. Berraondo of 9320 NW 48th Doral Terr to remove and replace screen enclosure.

Motion carried unanimously.
- Roberto Mercade moved and Fernando Pallares seconded a motion to approve the architectural request from Mr. De Jaham of 9323 50th Doral Circle South to replace the kitchen picture window with vertical slider wind proof window. Motion carried unanimously.

C. Maintenance Committee

- Scott Weisburd moved and Martha Block seconded a motion to ratify decision to accept the recommendation of the maintenance committee to approve the proposal from Blue Flamingo to pressure wash the tile roofs in the community for a total of \$22,575.00. Motion carried unanimously.
- Roberto Mercade moved and Scott Weisburd seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the following roof repairs:
 - ✓ 5113 NW 93rd Doral Way (Otero) by Best Roofing at a cost of \$2,922.74
 - ✓ 9314 NW 50th Doral Circle South (Riccio) by Best Roofing at a cost of \$4,382.34
 - ✓ 5109 NW 48th Doral Terrace (Wall) by Best Roofing at a cost of \$2,757.25
 - ✓ 9319 NW 48th Doral Terrace (Berraondo) by AM Best Roofing at a cost of \$2,850.00

Motion carried unanimously.
- Martha Block moved and Scott Weisburd seconded a motion to ratify the decision to approve the proposal of 10-S Tennis Supply for the purchase of 2 benches and 1 caddy court basket for the tennis courts for a total of \$597.19. Motion carried unanimously.

General

- Francisco Annicchiarico moved and Larry De Jaham seconde a motion to prohibit plastic bags due to health concerns. Management to prepare communication and require the use of proper trash bins . Motion carried unanimously.
- Town hall meeting to be scheduled for the last week in April.

Homeowner's Issues:

- Management to request Inspection by AM Best of roof at 9311 NW 50th Doral Circle South - Hutchison and ask roofers about the claims made on the inspection report shared by the buyer of 4959 NW 93rd Doral Circle East – Jarboe (Triay).

Adjournment

- Francisco Annicchiarico moved and Larry De Jaham seconded a motion to adjourn the meeting at 10:44 pm. Motion carried unanimously.