

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Thursday, May 10th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on May 10th, 2018 at the home of Mr. Scott Weisburd, 9317 NW 48th Doral Terrace. A quorum was declared and Jesse Jones, President 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 and Scott Weisburd, Director.

Board Members Absent: Fernando Pallares, Treasurer and Francisco Annicchiarico, Director.

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

Approval of Minutes:

- Scott Weisburd moved and Martha Block seconded a motion to approve the minutes of the April 10th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- All roof repairs over \$3,000.00 that were charged to the operating account must go on reserves but must be put on a suspense account.
- Roberto Mercade moved and Jesse Jones seconded a motion to move \$250,000 from the Money Market account at Floridian Bank to SunTrust to open a C/D account for 7 months at 2.05% of interest or more. Motion carried unanimously.
- Larry De Jaham moved and Martha Block seconded a motion to move \$250,000 from the money market account at Executive bank to International Bank to open a Money Market account. Motion carried unanimously.
- Jesse Jones moved and Larry De Jaham seconded a motion to close the account at Morgan Stanley and move funds to the operating account. Also move to the operating account all excess from 250,000 when c/d's mature. Motion carried unanimously.
- Jesse Jones will talk to the attorneys about options regarding DCC.

Landscaping Committee

- Scott Weisburd moved and Larry De Jaham seconded a motion to accept the recommendation of the Landscape Committee to approve the Landscape modification request from Mr. Triay of 4959 NW 93rd Doral Circle East for the removal of all palm trees within the arch and a mahogany tree in front of the property next to the light post and replace with sod. Mr. Triay is also requesting to remove trees on the side of their property which belongs to the resort. That is between them and the resort. Committee recommends to provide information of vendor and pricing. Motion carried unanimously.
- Mr. & Mrs. Sandoval of 9322 NW 50th Doral Circle South submitted a request to install sod in the area behind their home. Management must inform them that this area belongs to the resort and as such, it is a matter between them and the resort. The Association doesn't have the authority to grant permission to the homeowner to make these improvements.
- Scott Weisburd moved and Larry De Jaham seconded a motion to accept the recommendation of the Landscape Committee to approve the landscaping modification request from Ms. Mendoza of 5105 NW 93rd Doral Way to remove 6 trees within the arch with a licensed and insured company. Motion carried unanimously.

- Scott Weisburd moved and Larry De Jaham seconded a motion to ratify the decision to accept the proposal of Luis Enterprises, LLC to replace the 5hp motor on the twin pumps and repair the irrigation system within the community for a total of \$5,723.89 and an additional proposal for \$698.92 to repair damages that appeared after the system became operational (at the entrance to the community by the pool, in the green area behind 9330 / 9322 NW 50 DCS and in front 9365 NW 93 DCE). Management to ask Luis to evaluate the system after tree trimming works are finished. Motion carried unanimously.

Architectural Committee

- Patricia Berraondo of 9320 NW 48th Doral Terrace must submit a retroactive architectural request for the artificial planter installed behind the gate. Martha Block and Larry De Jaham will look at it together.
- Martha Block moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the architectural modification request from Mr. & Mrs. Pareja of 9352 NW 48th Doral Terrace for the removal of planters, palms & waterfall within the entrance patio. The area will be covered with the same limestone material already approved in February. Motion carried unanimously.
- Martha Block moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the architectural modification request from Mr. & Mrs. Reiss of 9338 NW 50th Doral Circle South for the installation of impact windows and sliding doors. Motion carried unanimously.
- Jesse will review and tone down the letter to be sent to the homeowners regarding the retroactive exterior modification requests.

Maintenance Committee

- Martha Block moved and Scott Weisburd 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 a roof leak on 2nd floor at 5125 NW 93rd Doral Way (Arias) for a total of \$3,450.00. Motion carried unanimously.
- 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 1 Stop Maintenance Solutions to repair asphalt in a few different areas in the community roads that were affected by trees that were removed and/or damaged in some other way for a total of \$950.00. Motion carried unanimously.
- Martha Block moved and Scott Weisburd seconded a motion to approve the proposal from Best Roofing for the roof repair at 9311 NW 50th Doral Circle South (Hutchison) for a total of \$4,213.99. Motion carried unanimously.
- Jesse will call Alvaro to take a look at the fascia board at 9335 NW 48th Doral Terrace (Mercade Jr.).
- Scott Weisburd moved and Martha Block seconded a motion to approve the proposal from Polo Builders & Restorations (vendor recommended by Benjamin Moore representative) to paint 10 garage doors for a total of \$3,950.00. Motion carried unanimously.
- Scott Weisburd moved and Roberto Mercade seconded a motion to approve the proposal from Service One USA to replace the side garage door at 4959 NW 93rd Doral Circle East (Triay) for a total of \$926.47. Management to ask the homeowners if they want to close the door for the same price. Motion carried unanimously.

Adjournment:

- Roberto Mercade moved and Larry De Jaham seconded a motion to adjourn the meeting at 9:17 pm. Motion carried unanimously.