

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Thursday, September 13th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on September 13th, 2018 at the home of Mr. Roberto Mercade, 5121 NW 93rd Doral Way. A quorum was declared and Larry De Jaham, Director called the meeting to order at 7:05 pm.

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

Board Members Absent: Jesse Jones, President, Scott Weisburd, Director.

Others Present: Bruno Manzo, Armando Martir, Glicer Hutchison, Antonio Otero, Gilberto Morales, Esteban Pareja & Herman Rivera.

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

Approval of Minutes:

- Martha Block moved and Fernando Pallares seconded a motion to approve the minutes of the August 6th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- Fernando Pallares moved and Roberto Mercade seconded a motion to renew the c/d at Amtrust Bank for 12-month term at a minimum rate of 2.45%. Motion carried unanimously.

Insurance Policies:

- A committee formed by Francisco Annicchiarico, Fernando Pallares and Roberto Mercade was appointed to analyze the renewal proposals of the insurance policies and present their recommendation to the board at a special meeting to be held before expiration date on 10/04/2018.
- Fernando Pallares moved and Francisco Annicchiarico seconded a motion to ratify the decision to accept the settlement agreement prepared by the attorneys for the garage doors painting agreement from Polo Builders and Restoration Inc. Motion carried unanimously.
- Francisco Annicchiarico moved and Roberto Mercade seconded a motion to form a committee for legal issues and related matters and appoint Scott Weisburd as its chair. Scott to choose the committee members. Motion carried unanimously.

Committee Reports:

A. Landscaping Committee

- Francisco Annicchiarico moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the following:
 - ✓ retroactive landscaping modification request from Mr. & Mrs. Mercade of 9335 NW 48th Doral Terrace for the installation of 5 topiary plants on each side of the back patio where the ficus hedge was removed.
 - ✓ retroactive landscaping modification request from Mr. & Mrs. Mercade of 9335 NW 48th Doral Terrace for the installation of gold mountain plants within the arch.Motion carried unanimously.

B. Architectural Committee

- Fernando Pallares moved and Martha A. Block seconded a motion to ratify the decision to accept

the recommendation of the architectural committee to approve the following architectural modification requests:

- ✓ Mr. Rivera of 9335 NW 50th Doral Circle South to replace the garage door with the same specifications as current.
- ✓ Ms. Baluja of 9315 NW 50th Doral Circle South to install impact windows and sliding doors.
- ✓ Ms. Mendoza of 5105 NW 93rd Doral Way to install impact windows, French and sliding doors.
- ✓ Mr. & Mrs. Pareja of 9352 NW 48th Doral Terrace for the replacement of the waterfall in the interior patio of the property using the same pump system.

Motion carried unanimously.

C. Maintenance Committee

- Roberto Mercade moved and Francisco Annicchiarico seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the proposal from Artistic Stamp Concrete to repair walkway at 9329 NW 50th Doral Circle North (Mr. Park) for a total of \$3,990.00. Motion carried unanimously.
- Consideration of proposal from Federal Engineering Testing, Inc for soil boring works behind the back yard at NW 93rd Doral Way for a total of \$3,500.00 was deferred.
- Fernando Pallares moved and Francisco Annicchiarico seconded a motion to ratify the decision to approve the proposal from Roofing R Us to repair the roof over semi-circular window and fascia board at the front and back of 9349 NW 50th Doral Circle North (Mr. Cen) for a total amount of \$3,200.00 Motion carried unanimously.
- Board decided to accept the recommendation of Larry De Jaham, chairperson of the Maintenance Committee, to select Roofing R Us as the association roofer of choice and implement a plan for the community roofs for the next 12 months.
- Larry De Jaham moved and Francisco Annicchiarico seconded a motion to ratify the decision to approve the proposal from Lanza's Painting to paint 8 garage doors up to \$300.00 per door. Motion carried unanimously. Management to advise the homeowners that this is temporary while the association looks for a permanent solution.
- A committee formed by Larry De Jaham, Sabrina Pareja and Mati Annicchiarico to provide suggestions to the board for improvements to the appearance of the units within 30 days.

General

- Francisco Annicchiarico moved and Roberto Mercade seconded a motion to ratify the decision to accept the proposal from First Image Consulting Inc. to develop the community website for total of \$750.00 + \$50.00 maintenance fee per month. Motion carried unanimously.
- The board selected Friday, November 16th to hold a community social event as follows: 6:30 pm to 7:00 pm social gathering; 7:00 pm to 7:30 pm business meeting; 7:30 pm dinner. The board will choose the menu. Management to send "save the date" to all homeowners and tenants.

Lease/Purchase Applications

- Roberto Mercade moved and Larry De Jaham seconded a motion to accept the recommendation of the screening committee to approve the following lease application:
 - ✓ Account: 00102 - Address: 9339 NW 50th Doral Circle South
 - Lessee(s): Rolando Marty & Dalian Caraballo
 - Lessor(s): Doral Ventures, LLC - c/o Gerardo L. & Carmen M. BeauchampMotion carried unanimously.

Adjournment:

- Francisco Annicchiarico moved and Roberto Mercade seconded a motion to adjourn the meeting at 9:16 pm. Motion carried unanimously.