

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Tuesday, November 6th, 2018
Minutes

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on November 6th, 2018 at the home of Mr. Jesse Jones, 5117 NW 93rd Doral Way. A quorum was declared and Scott Weisburd, Director called the meeting to order at 7:08 pm.

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

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

Review of the following Minutes:

- Larry De Jaham moved and Jesse Jones seconded a motion to approve the minutes of the March 28th, 2018 special board meeting (2018 DCC budget revision). Motion carried unanimously.
- Roberto Mercade moved and Larry De Jaham seconded a motion to approve the minutes of the October 11th, 2018 board meeting. Motion carried unanimously.

Financial Report:

- Jesse Jones moved and Francisco Annichiarico seconded a motion to open a new money market account at Executive National Bank. Motion carried unanimously.
- Jesse Jones moved and Fernando Pallares seconded a motion to authorize Amtrust Bank a Division of New York Community Bank to add Doral Management Company to the E-Communication Agreement for the purpose of conducting inquiries and providing renewal instructions on behalf of Doral Colony HOA with prior approval from the board through phone, email or written request. Motion carried unanimously.

Legal Report

Jesse Jones updated to board on his communication with the Association attorneys regarding DCC.

DCC update

Manager informed that permit requests had been submitted to the City, county and Fire Departments for both the entry feature and the site modification plan and that the one for the entry feature was approved pending results of publication for 15 days.

- Jesse Jones moved and Scott Weisburd seconded a motion to adjourn the meeting at 7:30 pm for personal comfort
- Scott Weisburd called the meeting to be reconvened at 7:32 pm

Committee Reports:

A. Landscaping Committee

- Larry De Jaham moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the landscaping

modification request from Ms. Berraondo of 9348 NW 48th Doral Terrace to put new grass and remove hedge in the back of the house. Motion carried unanimously.

- Consideration of proposal from Action Sod for re-landscaping of the areas around the pool cabana for a total cost of \$21,603.30 was deferred until a quote is obtained for a rendering.
- Fernando Pallares moved and Jesse Jones seconded a motion to approve the proposal from Dreidy & Brother to remove dead and sick palm trees, BOP's and bottle brush at a cost of \$8,000.00. Motion carried unanimously.

B. Architectural Committee

- Martha Block moved and Jesse Jones seconded a motion to ratify the decision to accept the recommendation of the architectural committee to approve the architectural modification request from Ms. Patricia Berraondo of 9348 NW 48th Doral Terrace to replace the wood floor on balcony with the same color, quality and dimensions. Motion carried unanimously. If the scope of work includes anything done to the membrane, this approval is withdrawn until the matter is clarified.

C. Maintenance Committee

- Roberto Mercade moved and Martha Block seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the following proposals from General Estate Contractor LLC (Roofing R Us):
 - ✓ to replace about 40 ft of fascia board between 9316 & 9320 NW 50th Doral Circle North for a total of \$2,650.00.
 - ✓ to replace 15ft of fascia board at 9349 NW 50th Doral Circle North for a total of \$1,250.00 and 25 additional ft to be charged to the homeowner as the problem was caused by the screen enclosure.

Motion carried unanimously.

- Roberto Mercade moved and Martha Block seconded a motion to approve the amended proposal from General Estate Contractor LLC for the re-roof at 4959 NW 50th Doral Circle East for a total of \$33,500.00 (approx. 10% less than the initial price), but place the job on hold until Jesse inquires into the city regarding the matter of insulation. Motion carried unanimously.
- Fernando Pallares moved and Martha Block seconded a motion to approve the proposals of General Estate Contractor LLC for roof repairs as follows:
 - ✓ 5133 NW 93rd Doral Way (Manzo) - \$3,450.00 – 35 fish mouths and broken tiles
 - ✓ 9327 NW 50th Doral Circle South (Karkour) - \$2,350.00 – leak repair in living room
 - ✓ 9349 NW 50 Doral Circle North (Cen) - \$500.00 – broken tiles
 - ✓ 9335 NW 48 Doral Terrace (Mercade Jr) - \$450.00 – broken tiles
 - ✓ 9330 NW 50 Doral Circle South (Martir) - \$650.00 – broken tiles

Motion carried unanimously.

- Consideration of proposal from One Stop Maintenance to ground, soil and drainage repair of the sinking holes along the lake wall for a total of \$7,200.00 was deferred until the opinion of an engineer is obtained.
- Roberto Mercade moved and Fernando Pallares seconded a motion to approve the proposal of Bortz Electric to replace Pole #1 that was found on the floor for a total of \$2,385.00 (pole \$ 1,485.00, labor \$675.00, shipping \$225.00). This does not include the head which the Association has in stock. Motion carried unanimously.

- Roberto Mercade moved and Fernando Pallares seconded a motion to approve the proposal from Bortz electric to install an outlet at the pool cabana (outside wall) for a cost of \$445.00.00. Motion carried unanimously.
- Consideration of proposal from Infinity Paint to to clean the lake walls \$2,500 and \$2,000 to paint (additionally) was deferred until the issue of the sinking terrain is resolved.

D. Ad-Hoc Committee for community improvements

Larry De Jahan provided update on the project of replacement of Garage doors and lights at front of homes. After discussion of both projects and funding for them, the board will be waiting for a quote from Raynor Doors and the committee will call someone from Farreys or similar for guidance.

General

- Roberto Mercade moved and Jesse Jones seconded a motion not to serve alcohol at the party on November 16th. Motion carried unanimously.
- Budget meeting to be held on Monday November 19th at 7.00 pm at the home of Scott Weisburd.
- The regular board meeting for December will be held on Thursday December 13th at 7.00 pm.
- 2019 Annual Meeting tentatively scheduled for Thursday January 17th, 2019 at 7.00 pm.

Homeowners Issues

- Scott Weisburd moved and Roberto Mercade seconded a motion to inform Messrs. Figueroa and Aldecoa (9319 & 9321 NW 48 Doral Terrace) that the board appreciates their input but the reply to install lights on the palm trees between their homes is No. There are some concerns at the board level and the board is not comfortable changing the current policy for now. Motion carried unanimously.

Scott Weisburd provided an update on the requests from Ms. Fernandez Valle (4959 NW 93 Doral Circle East).

Management Report

Adjournment:

- Larry De Jaham moved and Roberto Mercade seconded a motion to adjourn the meeting at 9:44 m. Motion carried unanimously.