

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

Call to order: A meeting of the board of directors of Doral Colony Homeowners Association Inc. was held on December 13th, 2018 at the home of Francisco Annicchiarico, 9324 NW 50th Doral Circle North. A quorum was declared and Jesse Jones, President 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, Larry De Jaham, Director; Scott Weisburd, Director and Francisco Annicchiarico, Director.

Board Members Absent: Fernando Pallares, Treasurer

Others Present: Sabrina Pareja, Marta Quinones and Bruno Manzo

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

Review of the following Minutes:

- Jesse Jones moved and Larry De Jaham seconded a motion to approve the minutes of the November 6th, 2018 board meeting. Motion carried unanimously.
- Jesse Jones moved and Roberto Mercade seconded a motion to approve the minutes of the November 19th Budget meeting. Motion carried unanimously.

Financial Report:

- Jesse Jones moved and Francisco Annicchiarico seconded a motion to table the financials until the treasurer is present. Motion carried unanimously.

Ad-Hoc committee for community improvements:

Larry De Jaham started by thanking Maty and Sabrina for their hard work, researching, visiting communities and talking to people and stated that Based on the cost to repaint, the committee recommends to replace the doors.

The committee reported the results of their meetings with representatives from Raynor and Clopay as per decision at the last board meeting and circulated a comparison chart including all details. The chart shows that doors are basically similar but the price of Clopay is a lot less.

Jesse Jones and Scott Weisburd questioned spending money that is reserved for failing doors to replace all doors just because some of them look bad.

Francisco Annicchiarico would like to have the percentage of doors that need to be repainted, a quote for that and the recommendation of the treasurer. In 2015 almost 13K were spent on painting doors and in 2018, 20K were spent.

Jesse Jones would like to have an updated proposal to paint the doors following the recommendations from Clopay. He stressed the importance of giving the committee the proper respect for the work they have done and explained that the concern is for the money and the board needs to continue to think about this matter. "if it comes to replace the doors, we should go with Clopay".

Legal Report

Scott Weisburd stated that the attorneys had replied that the HOA documents are fine.

DCC update

Jesse Jones reported that the 2019 budget has been approved and the entrance project continues to move forward through permitting at the city and county.

Committee Reports:

Landscaping Committee

- Larry De Jaham moved and Francisco Annicchiarico seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to accept the landscaping modification request from Ms. Patricia Berraondo of 9348 NW 48th Doral Terrace to remove plants inside the arch (Asparagus Fern, 'schefflera Arboricola, Australian Tree, Podocarpus and queen emma) and install new plants (Podocarpus Pringles, Juniperus spiral and Back rock Slate);, remove plants outside the arch and replace with the same plants (Loropetalum, Indian Hawthorn, Robeline Palm & Sod Floratam), including the plants of the next house (9344 NW 48th Doral Terrace, owned by Martha Block). Motion carried unanimously.
- Jesse Jones moved and Larry De Jaham seconded a motion to approve the recommendation from the landscaping committee to approve the landscaping modification request from Ms. Fernandez-Valle of 4959 NW 93rd Doral Circle East to re-landscape inside the arch with Liriope, Trinettes, Crotons, and Adonidias. Motion carried unanimously
- Larry De Jaham moved and Fernando Annicchiarico seconded a motion to approve proposal from Green Island to treat brown patch in several areas of the community for a total of \$1,000.00 (include 2 spot treatments in January and February 2019). Motion carried unanimously.

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 architectural modification request from Ms. Patricia Berraondo to install brick pavers in walkway at 9348th Doral Terrace. Motion carried unanimously.

Maintenance Committee

- Jesse Jones moved and Martha Block seconded a motion to approve the "new" proposal from Estate General Contractor to re-roof at 4959 NW 93rd Doral Circle East at a price of \$32,000.00 plus permit costs. Motion carried unanimously.
- Jesse Jones is concerned with the prices and would like a meeting with the roofer as soon as possible.
- Martha Block moved and Robert Mercade seconded a motion to approve proposal from Best roofing to repair roof leak at the back of 5070 NW 93rd Doral Place for \$814.00 (they will also repair problem on roof den under warranty). Motion carried unanimously.
- Francisco Annicchiarico moved and Roberto Mercade seconded a motion to approve proposal from Luis irrigation to add irrigation to the side of 4959 NW 93rd Doral Circle East where the resort will install grass for \$461.38. Motion carried unanimously.
- Roberto Mercade moved and Jesse Jones seconded a motion to approve the proposal from Luis irrigation to repair lines broken while removing the big palm trees within the arch at 9345 NW 50th Doral Circle North for \$379.80. Motion passed with the opposing vote of Martha Block.

- Consideration of proposal from Luis irrigation to convert all irrigation lines and heads around the pool are into a "zone" to include more pressure and additional heads for better and extended coverage was tabled.
- Jesse Jones moved and Larry De Jaham seconded a motion to approve proposal from Bortz Electric to adjust 17 lamps heads on light posts for a total of \$600.00 and at the same time evaluate a solution for the 6 poles that are unstable. Motion carried unanimously.

General

- Management provided an update on the Website, the homeowners' portal and the Christmas Luncheon.

Lease/Purchase Applications

- Roberto Mercade moved and Larry De Jaham seconded a motion to ratify the lease application for 5021 NW 93 Doral Circle East (tenant: Andres Sala and Valentina Armas). Motion carried unanimously.

Homeowners Issues

- Insurance company has not yet provided a reply for the roof damage claim at 5133 NW 93rd Doral Way. (Manzo)

Adjournment:

- Francisco Annicchiarico moved and Martha Block seconded a motion to adjourn the meeting at 10:05 pm. Motion carried unanimously.