

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors and Budget Meeting
Thursday, February 21st, 2019
Agenda

1. Call to order, Roll Call and Determination of Quorum
2. Review of the minutes of the January 10th, 2019 board meeting
3. Financial Report:

A. Balances as of January 31st, 2019.

4. Legal Report

5. Committee Reports:

A. Landscaping Committee:

- 1) Summary of Community tour by Management, My Lawn, and Landscape Committee.

B. Architectural Committee

1) Ratify the decision to accept the recommendation of the architectural committee to approve the architectural modification request from Mr. & Mrs. Martir of 9330 NW 50th Doral Circle South, to install an electrical box and on/off switch beside the main electrical box to connect a mobile generator (when needed during a storm). The landscaping committee also recommended approval to remove the Simpson Stopper tree next to the area in accordance with the city code.

C. Maintenance Committee

1) Ratify the decision to accept the recommendation of the maintenance committee to approve the proposal from Estates General Contractors to repair a roof leak on the garage of 9340 NW 48th Doral Terrace for a total of \$1,750.00.

- 2) Garage doors - Consideration of the following proposals based on **30 doors**:

a. **Replacement** of 30 garage doors with Clopay Model 4300:

- i. G&G Garage Doors Corp - \$46,600.00 (\$1,550.00 each) permits by owner.
- ii. ADCO Garage Coors - \$42,870.00 (\$1,429.00 each) plus \$60.00 per unit to run permits plus permit costs.
- iii. All American Doors - \$44,550.00 (\$1,485.00 each) plus \$375.00 permit fee plus reframe

b. **Painting** of 30 garage doors:

- i. Millennium Painting - \$18,900.00 (\$630.00 per home – one door or two) To pressure clean and scrape with chemical treatment, one coat of primer and one coat of pro industrial paint with additional primer). Tarp to protect driveways/walkways/landscaping from residue of old paint. Removal of residue of old paint. Seven year warranty provided upon receipt of Sherwin Williams approval of prep work.

ii. Alsar Construction: \$18,630.00 (\$621.00 per door) following manufacturer's recommendation.

3) Sinking land behind houses on 93rd Doral Way. Consideration of the following proposals:

a. GFA International to conduct soil testing and inspection in 2 or 3 different areas to determine the cause of the problem and possible solution for a total of \$1,390.00.

b. Federal Engineering Testing, Inc., to conduct soil testing and inspection for a total of \$3,500.00.

c. One Stop Maintenance to ground, soil and repair drainage along the lake wall for a total of \$7,200.00.

6. Old Business:

A. Ratify the decision from December 2018 to give a \$1,000.00 year end gift to the Management Company (\$700.00 for a team celebration and \$300.00 to Rosana Castillo).

B. Discussion regarding golf cart path and landscaping on the side of 9352 NW 48 Doral Terrace.

C. Proposal from LED Luz Corporation to provide and replace 132 light fixtures in front of properties and 10 for stock for a total of \$16,063.80.

D. Front Entrance Doors.

E. Board Feedback on Colony Website and AppFolio.

F. Update on Manzo Insurance Claim.

7. New Business:

A. Management Authorized actions:

1) Overnight or Visitor Parking.

2) After hours vehicles - deliveries, contractors, etc.

3) Pool Reservations.

4) Parking for Homeowner events.

5) Expenditures up to \$1,000.00 rather than \$500.00.

B. Landscape Committee and Architectural Control Committee:

1) Timing of e-mails to Board for review of documentation.

2) Management timely review of compliance with approved Landscaping installation.

3) Management timely review of compliance with approved Architectural modification.

8. Management Report:

A. Homeowner Issues.

B. Action Items.

C. Miscellaneous.

9. Adjournment.