

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors and Budget Meeting
Thursday, May 16th, 2019
Agenda

1. Call to order, Roll Call and Determination of Quorum
2. Review of the minutes of the April 17th, 2019 board meeting.
3. Financial Report:

A. Balances as of April 30th, 2019.

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
Executive National Bank - Operating Account # 0418863206	\$108,479.14	0.019%		n/a
Executive National Bank – MM Account # 0418863215	\$164,343.79	1.76%	10/1/2018	n/a
International Finance Bank – MM Account #4202955	\$257,909.67	2.00%	6/2/2018	n/a
Ocean Bank - C/D Account # 252515720528	\$250,000.00	2.85%	4/3/2019	3/3/2020
Bank United C/D Account # 02005067174	\$262,939.98	2.40%	8/8/2018	10/8/2019
Amtrust Bank C/D Account # 333446309024	\$272,972.30	2.55%	10/23/2018	12/22/2019
Marquis Bank C/D #30002024	\$257,669.11	2.80%	1/12/2019	1/12/2020
Florida Community Bank C/D # 1012183804	\$255,427.72	1.60%	8/12/2017	8/12/2019

B. Financial Statements.

4. Legal Report
5. Committee Reports:

A. Landscaping Committee:

- 1) Ratify the decision to: (a) rescind the previous approval of the landscaping modification request from Ms. Morales of 9332 NW 50th Doral Circle North by virtue of their violation of the Associations Rules and Regulations; (b) deny their landscape modification request; and, (c) notify the Homeowner that any other requests will be denied until such time as these violations have been resolved to the satisfaction of the Board as well as the City of Doral.
- 2) Ratify the decision to approve the violation letter to be sent to Ms. Morales of 9332 NW 50th Doral Circle South for the extensive damage done to several walls at the back of their property including damage to “load bearing walls” on their property and walls shared with their neighbor, none of which had been approved by the Board.
- 3) Consideration of the proposal from My Lawn Services for the removal of existing plants and installation of justicia spicigera and little ruby alternanthera in front of the arch on the west side of the walkway at 9324 NW 48th Doral Terrace (Baumann) for a total of \$215.00.
- 4) Consideration of the proposal from My Lawn Services for the removal of all monstera at the end of NW 93rd Doral Circle East for a total of \$1,500.00 including all the root system.

- 5) Consideration of the proposal of My Lawn Services for the landscaping in front of the pool entrance for a total of \$1,200.00.
- 6) Consideration of the following proposals for tree trimming:
 - i. Prestigious Tree Care - \$10,000.00
 - ii. Cutters Edge - \$4,940.00
 - iii. Total Gardens - \$6,775.00
- 7) Consideration of the proposal of Total Garden for the removal of a java plum behind 4965 NW 93rd Doral Circle East for a total of \$2,800.00.

B. Architectural Committee

- 1) Front Entrance Doors.
 - i. Ratify the decision to accept the revised proposal from Angles Design for a total of \$2,750.00.
- 2) Ratify the decision to accept the recommendation of the architectural committee to approve the architectural modification request from Mr. & Mrs. Otero of 5113 NW 93rd Doral Way, to install rain gutter around front door (roof trim). Rain gutter around the edge of the roof line in the front door. It will be brown, and the down spout will be cream.

C. Maintenance Committee

- 1) Ratify the decision to approve the letter to be sent to all residents of Phase 2 announcing the installation of the fixtures and offering the option to install a timer switch to replace regular on/off switch at a cost of \$105.00 per home to be paid by the homeowner.
- 2) Ratify the decision to accept the recommendation of the maintenance committee to approve the following leaks repair proposals of Estate General Contractors, LLC:
 - i. 9323 NW 50th Doral Circle South (De Jaham) - \$1,850.00
 - ii. 9314 NW 50th Doral Circle South (Riccio) - \$2,100.00
 - iii. 5030 NW 93rd Doral Place (Bello) - \$4,250.00
 - iv. 9313 NW 50th Doral Circle North (Snyder) - \$2,850.00
 - v. 5011 NW 93rd Doral Circle East (Morales) - \$2,700.00
- 3) Ratify decision to accept the recommendation of the maintenance committee to approve the proposal of Estate General Contractors for the re-roof of the flat roofs at 4963 NW 50th Doral Circle East (Martir) for a total of \$17,950.00.
- 4) Ratify decision to accept the recommendation of the maintenance committee to approve the proposal of Alsar Construction for the balcony repair at 9324 NW 48th Doral Terrace for a total of \$2,070.00.
- 5) Consideration of the proposal of Estate General Contractors to replace additional 10 ft of rotten fascia board at 5000 NW 93rd Doral Place (Morales) for a total of \$1,250.00.
- 6) Consideration of the proposal from Luis Enterprises to re do irrigation system on the south side of the pool entrance and around the corner for a total of \$2,046.47. Includes digging across the street to determine problem and scope of work.

- 7) Consideration of proposal from AmeriClean Pumping to clean 19 drains in the community for a total of \$1,805.00.
- 8) Consideration of the following proposals for pressure cleaning exterior walls of all units:
 - i. Lanza's Painting - \$100.00 per unit
 - ii. Blue Flaming - \$174.40 per unit

6. Action Items

7. New Business:

- i. Consideration of authorization for Maintenance Committee to approve roof repairs up to \$5,000.00 per roof.
- ii. Consideration of authorization for Landscape Committee to approve common area landscaping expenditures up to \$5,000.00 and within Board approved Budget.

8. Old Business:

- i. Update on Garage Doors.
 - Results of adhesion test on both doors recently painted by Millennium Painting and doors painted by Lanza's Painting in September 2018.
 - Results of review of Reserve Funds.
- ii. Summary of FAA Workshop. Communication to Homeowners.

9. Homeowner Issues

- i. Communication received from Ms. Wall of 5109 NW 93rd Doral Way regarding termites.
- ii. Email received from Ms. Mendoza of 5105 NW 93rd Doral Way about the unauthorized use of her driveway.

10. Miscellaneous:

After meeting with the city inspector and their recommendation of how flat roofs must be cleaned, the pressure washing work being done by Lanza's painting was cancelled. Flat roofs will be only blown for leaf removal.

11. Adjournment