

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors and Budget Meeting
Wednesday August 7th, 2019
Agenda

1. Call to order, Roll Call and Determination of Quorum
2. Review of the minutes of the June 11th, 2019 board meeting.
3. Financial Report

A. Balances as of July 31st, 2019.

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
Executive National Bank - Operating Account # 0418863206	\$97,096.65	0.019%		n/a
Executive National Bank – MM Account # 0418863215	\$187,750.46	1.76%	10/1/2018	n/a
International Finance Bank – MM Account #4202955	\$8,955.10	2.00%	06/02/2018	n/a
Ocean Bank - C/D Account # 252515720528	\$250,000.00	2.85%	04/03/2019	03/03/2020
Bank United C/D Account # 02005067174	\$262,939.98	2.40%	08/08/2018	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%	01/12/2019	01/12/2020
Florida Community Bank C/D # 1012183804	\$258,318.94	1.60%	08/12/2017	08/12/2019
International Finance Bank C/D Account # 4310388	\$250,000.00	2.75%	06/19/2019	06/19/2020

B. Consideration of Florida Community Bank (now Synovus Bank) C/D renewal for 9-month period at a rate of 2.05% (pending confirmation of the maturity date)

C. Consideration of revised draft of the 2018 audit report prepared by Gerstle, Rosen & Goldenberg CPA.

4. Legal Report

- A. Triay/Fernandez-Valle Matter.
B. Manzo Matter.
Both Mediations scheduled for September 23rd, 2019

5. Committee Reports

A. Landscaping Committee:

- 1) Total Garden removed several palms and hardwood trees in the community that were unhealthy or posing danger to structure for a total of \$ 4,000.00.
- 2) Consideration of the recommendation from the landscaping committee for the landscaping modification request from Mrs. Hutchison of 9311 NW 50th DCS as follows:
 - i. Approve request to remove palm trees inside the arch in front of A/C unit and replace with podocarpus hedge and add ixoras where the white rocks are located on the side of the walkway.

- ii. Approve request to remove palm trees and hedge on both sides of the arch and replace with a row of arbaricola and ixoras
- iii. Deny the request to add a row of arbaricola trinette between 9311 and 9315

- 3) Consideration of the recommendation from the landscaping committee to approve the landscaping modification request from Mr. & Mrs. Pareja of 9352 NW 48th Doral Terrace to plant 2 yesterday, today and Tomorrow trees and 20 podocarpus on the side of the unit. The YTT to be planted along the wall on the side of the unit and the podocarpus to be planted in a single row parallel to the side screen of the patio and 1' from the screen.
- 4) Mr. El Haddad of 9333 NW 50th DCN requested to remove plants in the back yard by the kitchen window keeping the 2 palm trees and laying grass instead, to have a cleaner and nicer look like what was done at other houses. The landscaping committee considers it to be a homeowners' responsibility and they were told to submit a landscaping modification request.

B. Architectural Committee:

- 1) Consideration of recommendations from Architect Manuel Angles regarding Front Entrance Doors.
- 2) Ratify the decision to approve the recommendation of the architectural committee to approve the architectural modification request from Mr. Mathison of 9331 NW 48th Doral Terrace for the removal of a short wall and the wood door at the back patio.
- 3) Status of the extensive damage done to several walls by Morales of 9332 NW 50th Doral Circle North.
- 4) Consideration of architectural modification request from Mrs. Morales of 9332 NW 50th Doral Circle North as follows:
 - i. extension of tile slabs in the back patio and relocation of one irrigation head.
 - ii. retroactive installation of the front door and request to paint the door with the approved color
 - iii. installation of seven exterior light fixtures and two outlets
- 5) Consideration of the recommendation of the architectural committee to approve the architectural modification request from Mr. & Mrs. Chun of 5137 NW 93rd Doral Way for the installation of accordion shutters and hurricane panels, conditional that shutters and panels must be color dark bronze.

C. Maintenance Committee

- 1) Roof leaks have been repaired as follows (yellow highlight depicts chosen vendor):

Address	Name	Best Roofing	AM Best Roofing	Estate General Contractors
5001 NW 93 Doral Circle East	Enrique A. Lopez	\$3,436.86	\$3,650.00	\$3,650.00
4961 NW 93 Doral Circle East	Dexter A. Lee	\$3,733.59	\$3,850.00	\$2,150.00
9323 NW 48 Doral Terrace	Katherine Gilbert	\$2,421.64	-	\$2,250.00
9331 NW 48 Doral Terrace	Eduardo Mathison	\$3,881.73	\$7,450.00	\$4,250.00
9325 NW 50 Doral Circle North	Susana Petersen			\$1,600.00
5021 NW 50 Doral Circle East	AAFA LLC (Martir)			\$1,600.00
5040 NW 93 Doral Place	Suok Kim			\$1,850.00

- 2) Mr. & Mrs. Sandoval (9322 NW 50th DCS) reported a leak in the area of the semi-circular window in their bedroom. Alvaro Salazar took care of that under warranty.

6. Action Items

7. New Business

- A. Discussion of Comcast proposal.

8. Homeowners' Issues

- A. Glicer Hutchison (9311 NW 50th DCS) thanked the board for the removal of the pigeon plum tree next to her window.
- B. Mrs. Martir expressed her disappointment with the work done on the re-roof at their rental property at 4963 NW 93rd DCE (by Estate General Contractor) as compared with the work done previously at their home at 9330 NW 50th DCS (by Best Roofing). She also complained about the mess left behind by the painters while painting the garage door.
- C. Alicia Sandoval (9322 NW 50th DCS) thanked Management for the work in the community, in particular getting the resort to clean up behind the homes at NW 50th DCS
- D. Security incident report was filed for the state in which the pool area was left after a party by the Llops of 9357 NW 50 DCN. The homeowners were contacted as well as the janitor and it seems that security may have exaggerated a bit about their findings.

9. Lease/Purchase Applications

- A. Account: 1002 - Address: 9340 NW 50th Doral Circle North
Lessee(s): Nelson Fernandez & Ivanna Villanueva
Lessor(s): Melaste Investments LLC - c/o Eric Scheel & Sheila Sikaffy
Pending interview
- B. Account: 0602 - Address: 9318 NW 50th Doral Circle South
Lessee(s): Rafael & Gabrielle Alvarez
Lessor(s): Rachael Nambusi
Interview: Tuesday July 30th, 2019 at 4:00 pm

10. Adjournment