

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday September 17th, 2020
Via Zoom Video Conference

Agenda

1. Call to order, Roll Call and Determination of Quorum.
2. Review of the minutes of the July 9th, 2020 board meeting.
3. Financial Report

A. Balances as of August 31st, 2020

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
Executive National Bank - Operating Account # 0418863206	\$48,953.70	0.05%		n/a
Executive National Bank - MM Account # 0418863215	\$365,636.33	0.45%	10/1/2018	n/a
Bank United C/D Account # 02005067174	\$250,000.00	0.65%	06/12/2020	06/12/2021
Amtrust Bank C/D Account # 333446309024	\$250,000.00	1.95%	10/23/2018	10/03/2020
Marquis Bank C/D #30002024	\$250,000.00	2.00%	01/12/2019	07/12/2021
International Finance Bank C/D Account # 4310388***	\$250,000.00	0.50%	07/03/2020	07/03/2021
Amerant Bank - C/D Account # 19061019138	\$251,860.64	1.80%	03/12/2020	06/12/2021
Ozarks Bank - C/D Account # 6901725756	\$250,295.35	1.40%	05/21/2020	03/21/2021

*** This CD was renewed on 07/03/2020 for \$250,000.00. Interest earned in the amount of \$6,884.36 was deposited in the MM account at Executive Bank.

MM account #4202955 at International Finance Bank was closed on 08/25/2020. The amount of \$6,878.34 was deposited in the MM account at Executive Bank.

B. Ratify the decision to approve the 2019 Audit draft prepared by Gerstle, Rosen.

4. Insurance

A. Consideration to renew Insurance policies as per proposal received:

- 1) \$142,280.55 - Including property at \$130,519.85 with 3% deductible
- 2) \$121,479.55 - Including property at \$109,718.85 with 5% deductible

3) Committee Reports

C. Landscaping Committee

- 1) Ratify the decision to accept the recommendation of the Landscaping Committee to approve the landscaping modification request from Mrs. Grapin of 5031 NW 93rd Doral Circle East to replace 3-4 small ixora plants inside the arch. Homeowner must call 811 before digging to request that the location of buried utilities be marked.
- 2) Ratify the decision to accept the recommendation of the Landscaping Committee to approve the landscaping modification request from Mr. El Haddad of 9333 NW 50th Doral Circle North to remove all ferns and philodendron in front of kitchen window in the back of the property and install sod, leaving only the palm tree. My Lawn Services to do this work.

Payment to be sent to the Association before the work begins. Homeowner must call 811 before digging to request that the location of buried utilities be marked.

A. Architectural Committee:

- 1) 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 for the front door's replacement (Eco Window Systems French Door 600 – L.M.I. XO Bronze Left, glass color bronze).
- 2) Ratify the decision to accept the recommendation of the Architectural Committee to approve the architectural modification request from Mr. Diaz and Mrs. Mayoral of 9323 NW 48th Doral Terrace to place a dumpster at the unit driveway during remodeling of the interior of the unit, contingent to the dumpster being there for a maximum of 45 days. In case more time is needed, the homeowner must submit a request for extension.
- 3) Ratify the decision to accept the recommendation of the Architectural Committee to approve the architectural modification request from Mr. & Mrs. Mercade of 9335 NW 48th Doral Terrace to install rain gutters color Royal Brown, and downspouts color White Eggshell in the back of the property.

B. Maintenance Committee:

- 1) Ratify decision to approve the proposal from One Stop Maintenance for removal of old curbing and installation of a new concrete curbing at the corner of 9320 NW 48th Doral Terrace, including a taller curb to include digging 12' deep for a total of \$1,250.00.
- 2) Consideration of proposal from One Stop Maintenance for 80 sf of new stamped concrete walkway at 9332 NW 50 DCN (Morales Jr.) for a total of \$1,040.00 to be paid by the Association (additional quote for 180 sf at a cost of \$2,200.00 was submitted to be paid by the homeowner).
- 3) Consideration of proposals from One Stop Maintenance as follows:
 - A. to dig a 70 ft. trench fill with gravel and top soil as well as repair any thru wall holes that may be found on the lake wall behind 4941 NW 93 DCE for a total of \$1,425.00.
 - B. to dig a trench, 250 ft. long fill with gravel (same work as previously done on NW 93 DW) for a total of \$3,475.00.
- 4) Consideration from RPC Pressure Cleaning LLC to clean the lake side walls along NW 93 DW, 50 DCN and 93 DCE for a total of \$1,255.75. This does not include providing the water.
- 5) Consideration of recommendation from the Maintenance Committee to Repair and paint driveways and walkways as follows:

• 11 driveways @ \$800.00 ea.	\$ 8,800.00
• 4 cracks repairs @ \$100.00 ea.	\$ 400.00
• 8 walkways @ \$300.00 ea.	\$ 2,400.00
• 39 rectangles @ \$75.00 ea.	<u>\$ 2,925.00</u>
Total \$ 14,525.00	
- 6) GNSD Unlimited Roof Services has the following roof repair to be completed:
 - 9313 NW 48 DT - \$500.00 – Fascia Board

7) Ratify the decision to accept the Maintenance Committee recommendation to approve the following roof leaks repair proposals from M. Pierce Roofing:

- 4957 NW 93 DP - \$3,000.00
- 9345 NW 50 DCN - \$5,740.00
- 9344 NW 48 DT - \$1,600.00
- 9352 NW 48 DT - \$3,040.00
- 5137 NW 93 DW - \$5,335.00
- 4945 NW 93 DP - \$4,580.00
- 5020 NW 93 DP - \$2,900.00
- 4941 NW 93 DP - \$3,270.00
- 9313 NW 50 DCN - \$1,610.00

4) General

- A. Consideration to tow vehicle belonging to a visitor of Doral Estates which has been parking for two nights at the pool visitor's parking area,
- B. Consideration of amendment of the post order rules for parking in Doral Colony as follows:
- 1) First instance – white sticker
 - 2) Second instance – red sticker
 - 3) Third instance – towing (board or management approval)

5) Updates

- A. Comcast Contract
- B. Reserve Study
- C. Pool permit
- D. Landscaping by the entrance of the community
- E. FPL

6) Action Items

7) Homeowners Issues

- A. Alfonso Aldecoa of 9319 NW 48th Doral Terrace complained about the tree in front of his property which drops leaves into his gutters.
- B. Mr. Martir of 9330 NW 50th Doral Circle South asked about political signs on vehicles

8) Purchase/Lease Applications:

- 1) Account: 302 - Address: 9323 NW 48th Doral Terrace
Seller(s): Katherine Gilbert
Buyer(s): EM Properties, LLC
c/o Eugenia mayoral & Jorge Diaz
- 2) Account: 109 - Address: 9320 NW 48th Doral Terrace
Seller(s): Patricia Berraondo
Buyer(s): Samuel Vasquez and Zully Perez de Vasquez

9) Adjournment