

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.

Board of Directors & Budget Meeting
Wednesday, November 17th, 2021

Agenda

1. Call to order, Roll Call and Determination of Quorum.
2. Review of the minutes of the September 20th, 2021, Board meeting.
3. Financial Report

A. Balances as of October 31st, 2021

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$45,835.22	0.05%		n/a
City National Bank - MM Account # 0742727576	\$259,417.35	0.30%	10/1/2018	n/a
Bank United C/D Account # 02005067174	\$250,900.91	0.65%	06/12/2020	03/18/2022
Amtrust Bank C/D Account # 333446309024	\$250,000.00	0.65%	10/23/2018	12/18/2021
Marquis Bank C/D #30002024	\$249,991.53	2.00%	01/12/2019	07/12/2022
International Finance Bank C/D Account # 4310388	\$250,000.00	0.50%	07/03/2020	01/12/2022
Amerant Bank - C/D Account # 19061019138	\$250,157.95	1.80%	03/12/2020	06/12/2022
Ozarks Bank - C/D Account # 6901725756	\$250,253.06	0.40%	05/21/2020	11/21/2021

B. Consideration and adoption of the 2022 Budget.

1. Review of status of Entrance Feature Project.
2. Review of Term Sheet for Loan related to Roof Replacement.

C. Consideration of the CD renewal at Ozarks Bank as follows:

- ✓ 3-month at 0.04%
- ✓ 6-month at 0.05%
- ✓ 9 months at 0.25%
- ✓ 14-month at 0.35%
- ✓ Money Market Account - 0.10%

4. Committee Reports

A. Landscaping Committee

- 1) Ratify the decision to approve the landscaping modification request from Mr. Martir at 5021 NW 93rd Doral Circle East to replace Arbaricola plants with Podocarpus plants, replace mulch around the plants area with white marble rocks, and install 4 Boxwood trees which will not grow more than 4' high. Work to be done by the homeowner.
- 2) Ratify the decision to approve the price increase of mulch from \$6,000.00 to \$6,660.00.

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation from the Architectural Committee to approve the architectural modifications request from Mr. & Mrs. Pareja of 9352 NW 48th Doral Terrace to replace walkway with stamped concrete like all the walkways.
- 2) Consideration of the architectural modification request from Mr. & Mrs. Pareja of 9352 NW 48th Doral Terrace to even one side of the driveway to the existing width.

- 3) Consideration of the architectural modification request from Mr. & Mrs. Torres of 5041 NW 93rd Doral Circle East to install an Electrical Vehicle Charger on side wall of garage.

- 4) Architectural Sub-Committee - Discussion regarding gates for Phase 2.

C. Maintenance Committee

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

5071 NW 93 DCE	\$3,600.00
5109 NW 93 DW	\$1,550.00
9324 NW 48 DT	\$1,450.00

- 2) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the proposal from McGrath Pools to repair the Pool water tank for \$980.00.
- 3) Consideration of proposal from Luis Enterprises to replace the irrigation pump control panel on Phase 1 for \$3,603.64.
- 4) Consideration of the proposal from Service One Usa to replace the side garage door at 5071 NW 93rd Doral Circle East for a total of \$1,419.23.
- 5) Consideration of the proposal from Golden Island for the replacement of 5 ceiling fans at the pool cabana for a total of \$1,140.00.

5. General

- A. Ratify the decision to approve the proposal from Lighter Up for the installation of Christmas lights on the three tall palms on devil's triangle for a total of \$975.00.
- B. 2021 Landscapers Gift Cards. (2021 amount: \$1,355.00).

6. Purchase/Lease/Occupancy Applications:

- A. Account: COL306 - Address: 9339 NW 48th Doral Terrace
Seller (s): Ivette Guillermo
Buyer (s): Noel Ferro
- B. Account: COL306 - Address: 9339 NW 48th Doral Terrace
Lessor (s): Noel Ferro
Lessee (s): Ivette Guillermo
- C. Account: COL901 - Address: 9327 NW 50th Doral Circle South
Seller (s): Colony 9327, Inc c/o Maria Teresa Karkour
Buyer (s): Albert Levy and Michelle Levy

7. Action Items

8. Homeowners' issues

- A. Bruno Manzo has reported a leak inside his home on the ground floor with no stains on ceiling or walls. Pierce Roofing conducted water test and no leaks were found. Matter is pending for homeowner to assess and let us know if there is a repeat incident.
- B. Robert Toney's daughter reported a leak related to the dome installed at her parents' property. Pierce has submitted a proposal that she found very expensive.

9. Adjournment