

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, March 10th, 2022

Agenda

1. Call to order, Roll Call and Determination of Quorum.
2. Formation of Committee to address Guest Parking (by Mr. Sandoval).
3. Presentation by Metal Roof Master.
4. Review of the minutes of the January 13th, 2022, Board meeting.
5. Financial Report

A. Balances as of February 28th, 2022

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$75,127.38	0.05%		n/a
City National Bank - MM Account # 0742727576	\$347,997.97	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 Business Liquid CD Account # 333446309024	\$250,020.82	0.25%	12/20/2021	12/20/2022
Professional Bank (formerly Marquis) MM Acc #30002024	\$250,000.00	0.25%	01/12/2019	n/a
International Finance Bank MM Account #1000134	\$250,018.08	0.10%	07/03/2020	n/a
Amerant Bank - C/D Account # 19061019138	\$250,420.21	1.80%	03/12/2020	06/12/2022
Ozarks Bank - MM Account # 2804341228	\$250,042.46	0.40%	11/23/2021	n/a

B. Consideration of the renewal of the C/D at Bank United as follows:

- 1) Renewal 12-month term at a rate of 0.15%
- 2) Transfer to a MM Account at a rate of 0.10%

6. Committee Reports

A. Landscaping Committee

- 1) Ratify the decision to approve the following landscaping modification requests:
 - a. Mr. Annicchiarico of 9324 NW 50th Doral Circle North, to replace some of the existing sod with new sod and level the area; and remove the Japanese Fern Tree and the black slate rocks in front of the arecas on the back patio.

B. Architectural Committee

- 1) Ratify the decision to approve the following Architectural Modification Requests:

a. Mr. Lugo of 9357 NW 93rd Doral Place:

- To install cement design (stamp concrete) over the current floor tiles on the back patio.
- To install an electrical vehicle charger on the left side wall facing west to the property. Charger should be installed in the place shown in Homeowner's Application, approximately 24 inches from ground, as inconspicuously as possible and/or covered by vegetation.
- To park a trailer on the driveway for 3 days (March 14-17) due to garage floor remodeling.

b. Mr. Martir of 4963 NW 93rd Doral Circle East:

- To replace current windows and sliding doors with impact/wind resistant windows and sliding doors, with same color frames (bronze).
- To expand back patio floor from 26 x 8 ft to 33 x 10 ft with pavers as per picture provided. Any irrigation to be capped.

c. Mrs. Beauchamp of 9331 NW 50th Doral Circle South, to install impact windows, sliding doors and replacement of front door with Eco Window Systems French Door 600 - L.M.I. XO Bronze.

d. Mrs. Beauchamp of 9339 NW 50th Doral Circle South, to install impact windows, sliding doors and replacement of front door with Eco Window Systems French Door 600 - L.M.I. XO Bronze.

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:

4965 NW 93 DCE	\$2,450.00
9315 NW 50 DCS	\$1,550.00
4949 NW 93 DP	\$1,550.00
4949 NW 93 DP	\$3,600.00
9340 NW 50 DCN	\$3,600.00

2) Ratify the decision to approve the following proposals from Service One USA:

- a. Removal of side garage door and enclose with masonry at 5071 NW 93rd Doral Circle East - \$2,281.50
- b. Replacement of trellis inside yard at 9332 NW 48th Doral Terrace - \$1,308.11
- c. Replacement of rotten side garage door and frame with fiberglass at 9332 NW 48th Doral Terrace - \$1,420.88

3) Ratify the decision to approve the proposal from Ultra Fence for the following repairs:

- a. Replacement of balcony railing on 2nd floor at 9344 NW 48th Doral Terrace - \$450.00
- b. Replacement of both side panels of metal gate at the pool cabana (the one next to the bathrooms) - \$550.00

- 4) Ratify the decision to approve the proposal from Artistic Stamp Concrete for the repair/replacement of a portion of walkway at 9353 NW 50th Doral Circle North for a total of \$3,000.00.
- 5) Consideration of the following proposals for the pool repair/resurface:

Description	McGrath	Perfect Day Pools	Rampalak's
Repairing/Patching	\$5,880.00	\$1,200.00	\$400.00
Restoration	\$68,800.00	Pending	Pending

- 6) Consideration of the following proposals to pressure clean and paint the canal walls:

Description	Everglades Painters Express	Service One USA
Pressure Washing & Paint	\$11,300.00	\$13,950.00

- 7) Consideration of the proposal from M Pierce for the installation of new aluminum scupper inserts on remaining flat roofs (152) seal with silicone and membrane for a total of \$159,600.00.
- 8) Discussion regarding repairs at 4949 NW 93rd Doral Place - Raper.
- 9) Discussion about re-surfacing of driveways and walkways.

7. General

- a) Letter received by Homeowners of Phase 1, regarding 40-year certification.
- b) Communications to Homeowners:
 1. Budget Allocation Letter to be sent to the Homeowners - Annicchiarico
 2. What is an HOA - De Jaham
- c) Town Hall Meeting - Jones

8. Action Items

9. Homeowners' issues

10. Purchase/Lease/Occupancy Applications:

- A. Account: COL104 - Address: 9340 NW 48th Doral Terrace
 Lessor (s): Robert and Jane Toney
 occupant (s): Darlene Toney (daughter)

11. Adjournment