

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, April 14th, 2022

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association Inc. was held on Thursday, April 14th, 2022, at the pool cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:03 pm.

Board Members Present: Scott Weisburd, President; Fernando Pallares, Treasurer; Roberto Mercade, Vice President; Martha Block, Secretary; and Jesse Jones, Director.

Board Members Absent: Laurent De Jaham, Director and Francisco Annicchiarico, Director.

Homeowners Present: Pat Reiss, Armando J. Martir, Isa Baluja and Florencia Spangaro.

Present from Management: Delia Arcelus, CAM and Maegan Perez, CAM

2. Minutes

- A. Jesse Jones moved, and Roberto Mercade seconded a motion to approve the minutes of the March 10th, 2022, Board Meeting, amending point iii of the Open Forum portion to read: "Cost difference – 17% material cost increase." Motion carried unanimously.
- B. Roberto Mercade moved, and Martha Block seconded a motion to approve the minutes of the March 23rd, 2022, Board Meeting. Motion carried unanimously.

3. Financial Report

Fernando Pallares, Treasurer, stated that the financials looked good; observed that the trash collection decreased by \$24 from previous month and that everything else was on track.

4. Committee Reports

A. Landscaping Committee

- 1) Roberto Mercade moved, and Jesse Jones seconded a motion to accept the recommendation of the Landscaping Committee to ratify the decision to approve the following Landscaping Modification Requests.
- a. Mr. & Mrs. Levy of 9327 NW 50 Doral Circle South -
 - To install artificial grass at the back patio
 - b. Mr. & Mrs. Llop of 9357 NW 50 Doral Circle North
 - To install Podocarpus hedge on north and west side of back patio

Motion carried unanimously.

- 2) Roberto Mercade moved, and Jesse Jones seconded a motion to accept the recommendation of the Landscaping Committee to ratify the decision to approve the

proposals from Total Garden for the tree trimming of canopy trees for a total of \$4,624.00 and the cleaning of palms for a total of \$7,850.00. Motion carried unanimously.

- 3) Discussion regarding David O's Landscaping Plans – Scott Weisburd suggested to postpone this item as more time was needed to have a proper discussion. Martha Block stated that David O's plans were presented to the membership at an Annual Meeting and the members had voted on what was presented.

B) Architectural Committee

- 1) Roberto Mercade moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the Request from Mr. & Mrs. Lugo of 9357 NW 93rd Doral Place to paint driveway and walkway. Motion carried unanimously.
- 2) Roberto Mercade moved, and Jesse Jones seconded a motion to approve the retroactive request from Mr. & Mrs. Vazquez of 9320 NW 48 Doral Terrace to install artificial grass in the niche area between 9320 and 9324. Motion carried unanimously.

C) Maintenance Committee

- 1) Jesse Jones moved, and Roberto Mercade seconded a motion to accept the recommendation of the Maintenance Committee to approve the following roof leaks repair proposals from M. Pierce Roofing.

9340 NW 48 DT	\$1,810.00
5070 NW 93 DP	\$3,000.00
9329 NW 50 DCN	\$3,270.00
9333 NW 50 DCN	\$3,270.00

Motion carried unanimously. Jesse Jones asked if the repairs were scupper related. Delia Arcelus stated that only one was a scupper repair at 5070 and the roofer will give credit after the scupper project was approved.

- 2) Roberto Mercade moved, and Jesse Jones seconded a motion to approve the proposal of M Pierce for the installation of new aluminum scupper inserts (152) on remaining flat roofs, seal with silicone and membrane for a total of \$159,600.00. Breakdown: Labor \$423.00 per scupper, Materials \$477.00 per scupper, \$150.00 overhead. This is anticipated to be a 3-month project. Payment discussed to be divided into 3 installments, with an initial payment of \$53,200.00, a second payment after the first 100 scuppers are installed and the final balance upon completion. Motion carried unanimously.
- 3) Roberto Mercade moved, and Jesse Jones seconded a motion to approve the proposal of Service One USA to replace the concrete slab obstructing the double metal pool equipment doors from opening due to tree root system pushing through. Vendor will remove roots and replace the concrete slab for a total cost of \$2,250.00. Motion carried unanimously.
- 4) Consideration of proposals for the pool repair/ resurface was deferred until the Maintenance Committee can review more closely and bring back to the Board of Directors for a decision.

- 5) Jesse Jones provided a summary of the discussion regarding repairs at 4949 NW 93rd Doral place (Raper) stating a verbal agreement with the homeowner to share the cost of the repairs. Homeowner will pay 30% of the cost and the association 70%.
- 6) Consideration of the options to replace tennis court keys was deferred to evaluate whether the security team can deal with the issues.

5. General

- A. Discussion regarding the Townhall Meeting on April 23rd: Informal setting, a round table environment for an open discussion instead of a lecture. Management to send invitation and power point to the homeowners, including what Jesse Jones and Francisco Annicchiarico requested.

Martha Block suggested to set up groups in different tables with pencils and paper for the attendees to select five most relevant issues to discuss. Scott Weisburd liked the idea and would like to do something similar in the fall.

6. Purchase / Lease / Occupancy Applications

- A. Roberto Mercade moved, and Jesse Jones seconded a motion to approve the following Occupancy Application:
Account: COL803 - Address: 9319 NW 50 Doral Circle South -
Homeowner (s): Maria Florencia Spangaro
Occupant (s): Maria del Carmen Spangaro and Javier Rondon.
Motion carried unanimously.
- B. Roberto Mercade moved, and Jesse Jones seconded a motion to ratify the decision to approve the following Lease Application:
Account: COL902 - Address: 9331 NW 50th Doral Circle South
Lessor (s): Doral Group Venture
Tenant (s): Waxim Fong Hu & MARIA Gabriela Rivero
Motion carried unanimously.

Fernando Pallares said goodbye and offered his resignation to the Board of Directors, effective 4/14/2022. Scott Weisburd thanked Fernando for his service to the community and praised his work as Treasurer of the Association.

Jesse Jones recommended Pat Reiss to fill the vacancy. Scott Weisburd asks for Pat Reiss willingness to serve which she accepts.

- Jesse Jones moved, and Roberto Mercade seconded a motion to appoint Pat Reiss to the Board of Directors to fill the vacant seat left by Fernando Pallares. Motion carried unanimously.
7. Adjournment: Roberto Mercado moved, and Pat Reiss seconded a motion to adjourn the Meeting at 9:13 pm. Motion carried unanimously.