

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, May 12th, 2022

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association Inc. was held on Thursday, May 12th, 2022, at the pool cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:07 pm.

Board Members Present: Scott Weisburd, President; Martha Block, Secretary; Patricia Reiss, Director; Laurent De Jaham, Director; Francisco Annicchiarico, Director; and Jesse Jones, Director.

Board Member Absent: Roberto Mercade, Vice President

Homeowners Present: Armando J. Martir.

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

2. Election of Association Treasurer

Jesse Jones moved, and Larry De Jaham seconded a motion to elect Francisco Annicchiarico as Treasurer. Motion carried unanimously.

3. Minutes:

A. Jesse Jones moved, and Laurent De Jaham seconded a motion to approve the minutes of the April 14th, 2022, Board Meeting. Motion carried unanimously.

4. Financial Report

A. Laurent De Jaham moved, and Francisco Annicchiarico seconded a motion to proceed to finalize the investigation regarding ICS, to be able to transfer the Reserve funds. Motion carried unanimously.

B. Francisco Annicchiarico moved, and Jesse Jones seconded a motion to approve the 2021 Audit draft performed by Gerstle Rosen CPA. Motion carried unanimously.

5. Committee Reports

A. Landscaping Committee

1) Laurent De Jaham moved, and Francisco Annicchiarico seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the following landscaping modification requests:

a. Mr. Armando Jorge Martir of 4963 NW 93rd Doral Circle East to remove existing landscaping inside the arch and install Podocarpus, rocks and landscape lighting.

b. Ms. Ninfa Riley of 5071 NW 93 Doral Circle East to remove Frangipani tree and add stones in back patio.

Motion carried unanimously.

B. Architectural Committee

- 1) Jesse Jones moved, and Laurent De Jaham seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the following Architectural Modification Requests:

a. Mr. Al Levy of 9327 NW 50th Doral Circle South to install impact windows and doors.

Motion carried unanimously.

C. Maintenance Committee

- 1) Jesse Jones moved, and Laurent De Jaham seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the following roof leaks repair proposals:

9340 NW 48 Doral Terr.	\$1,810.00	M. Pierce
9317 NW 48 Doral Terr.	\$2,230.00	M. Pierce
9315 NW 48 Doral Terr.	\$2,720.00	M. Pierce
5105 NW 93 Doral Way	\$3,070.00	M. Pierce
9340 NW 48 Doral Terr.	\$4,430.00	M. Pierce
4961 NW 50 DCS	\$1,950.00	Best Roofing
9326 NW 50 DCS	\$1,360.00	M. Pierce

Motion carried unanimously.

- 2) Consideration of proposals for the pool repairs was deferred until the Committee has a chance to review the proposals.

- 3) Martha Block moved, and Francisco Annicchiarico seconded a motion to address the problems at 4961 NW 93 Doral Circle East – Lee, for the Association to pay the following:

a. CME Consulting for balcony repairs for \$4,700.00

b. M. Pierce Roofing:

- Semicircular window repair for \$1510.00 (previous repair by David of Estate General)
- Soffit leak at the back, above Living Room Sliding Door for \$5,200.00. This eave was repaired in 2018 by AM Best Roofing to stop a leak inside the house. The price is conditional upon inspection after the soffit is removed. Pricing will be adjusted depending on work to be done. Soffit wood must be replaced.

And to ask Mr. Lee to pay for the following work to be done by M. Pierce roofing:

- Rebuild small roof area on the north side of the patio for \$3,120.00. The damage to this roof is associated to the balcony.

Motion carried unanimously. Scott Weisburd will discuss the matter with Mr. Lee.

- 4) Jesse Jones moved, and Francisco Annicchiarico seconded a motion to approve the proposal from Service One Usa for walkway repairs in 2 areas at 5137 NW 93 Doral Way for a total of \$1,850.00. Motion carried unanimously.

5) Laurent De Jaham moved, and Martha Block seconded a motion to approve the proposal from Anyway Services to clean all flat roofs and downspouts for a total of \$5,390.00. (\$82.00 per home) but without using light pressure and only using a hose and water. Work to be done after the trees are trimmed. Motion carried unanimously.

6) Consideration of proposals to paint 8 garage doors along NW 93 Doral Place was deferred until more information is obtained about Picasso Painting.

6. General

1. Jesse Jones moved, and Laurent De Jaham seconded a motion to approve the proposal from Sedgwick Valuation Services to conduct an appraisal before insurance renewals for a total of \$1,000 for update with inspection - plus 3 yearly updates at \$500.00 each. Motion carried unanimously.

7. Action Items were reviewed by the Board.

8. No Homeowners' issues were raised at this Meeting.

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9. Purchase/Lease Applications:

Jesse Jones moved, and Francisco Annicchiarico seconded a motion to ratify the following Purchase Applications:

- A. Account: COL201- Address: 9313 NW 48th Doral Terrace.
Buyer (s): EM Properties, LLC C/O Eugenia Mayoral and Jorge Diaz.
Seller (s): Fernando Pallares & Dalia Pallares.
- B. Account: COL703 - Address: 4963 NW 93rd Doral Circle East.
Buyer (s): Armando J. Martir.
Seller (s): Lum Lum, LLC.

Motion carried unanimously.

10. Adjournment

Francisco Annicchiarico moved, and Jesse Jones seconded a motion to adjourn the Meeting at 9:04 pm. Motion carried unanimously.