

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, March 10th, 2022

Minutes

Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association Inc. was held on Thursday, March 10th, 2022, at the pool cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:02 pm.

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

Present from Management: Delia Arcelus, CAM, Maegan Perez, CAM, and Rosana Castillo CAM.

1) Formation of Committee to address Guest Parking (by Mr. Sandoval)

Scott Weisburd introduced homeowner Mattias Sandoval. Mr. Sandoval raised a concern regarding insufficient number of guest parking spaces. Mr. Sandoval proposed to see if there are opportunities for relief. Mr. Weisburd motioned to begin the investigation via a walkthrough with Mr. Sandoval, Mr. De Jaham of the Board and Mr. Armando Jose Martir, resident. Mr. De Jaham seconded the motion, and all were in favor.

2) Presentation by Metal Roof Master

Mrs. Isabel Baluja presented Metal Roof Masters for the Board's consideration. Mr. Weisburd asked Metal Roof Master to make a presentation regarding benefits and costs of metal roofs. Andrew of Metal Roof Masters provided the following details:

- The lifespan of the current roofs is 15 years, and insurance companies tend to only warrant 15 years. In contrast, metal roofs provide 50 years. Additionally, paint of metal has 40-year warranty. The metal roof is also cooler. The metal roofs are warranted for 303 mph winds, made for 220 mph winds. Miami Dade County has approved metal roofs for residential properties, commercial properties, and new construction.
- Pre-existing workmanship of current roofs – problem with electrolysis. Buildings need to be grounded. Metal is showing rust behind the walls. Andrew reported that the flat roofs were taking on a lot of water and are bubbling. He recommended that the Association consider a tapered system to provide a flow off the flat roofs. The walls are also an issue. Walls will have to be cut. Seven-inch metal needs to be replaced. When a windstorm event occurs, the metal is pulled due to suction.
- Metal Roof Master is manufacturer, supplier, and installer. Jesse asked if the application of a metal roof would be best for a flat roof. Andrew did not recommend metal for flat roof but a better material with a tapered system. Jesse requested information on the current supply chain situation and Andrew stated that the flat roof material can be reserved if they are awarded the contract. Andrew can control what gets produced, how much he has, and how much he uses.

- Owner questions/Open Forum:

- i. Mediterranean look concern – Can metal roofs be provided in barrel type look. Andrew: yes, but must be pre-ordered, can match up to 103 colors. 150 mph and can take a golf ball hit.

- ii. Mr. Roberto Mercade – can a drawing or picture be provided as a sample to view? Andrew stated that yes.
- iii. Cost difference – 17% material cost increase.
- iv. Mr. Francisco Annicchiarico – Asked if there was a labor difference to install metal roof or was it easier? – Andrew: No, but it installation takes more time.
- v. Mr. Armando Martir Jr. – Are there design options on coping caps? Andrew stated that those all need to be replaced.
- vi. Andrew – the project would take about 2 years. Preparation and detail to this project.
- vii. Jesse recommended that the Board have more discussion before MRM makes the presentation.
- viii. Andrew wanted to clarify expectations for the Board. 1) Flashings need to be changed. 2) Fascia wood (specifically in the corners) needs to be changed. (Repair what is rotted and signs of termites). Material differences have been identified. Jesse stated that he expected MRM to guide the Board on that area. Andrew stated that the screens will need to be removed. They would need access to water, electricity, and two staging areas for materials approximately 50 feet by 50 feet (50'x50').
- ix. Andrew asked if there was a structural engineer of these buildings if issues need to be addressed. He stated that a construction manager would need to be hired, a third party, etc. Clear payment procedures, chain of commands, etc., would also be decided upon.
- x. MRM can provide a quote/write up in about 2 weeks. Digital on disk required.

1. Minutes

Laurent De Jaham moved, and Roberto Mercade seconded a motion to approve the minutes of the January 13th, 2022, Meeting. Motion carried unanimously.

2. 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. Fernando Pallares moved and Laurent De Jaham seconded a motion to approve the renewal of the C/D at Bank United as follows:

1) Transfer to a MM Account at a rate of 0.10%. Motion carried unanimously

C. Scott Weisburd requested that Management commence discussions regarding moving all Association funds to City National Bank of Florida while retaining FDIC Insurance coverage.

3. Committee Reports

A. Landscaping Committee

1) Larry De Jaham moved, and Marth Block seconded a motion to ratify the decision to approve the following landscaping modification request:

- 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) Roberto Mercade moved, and Jesse Jones seconded a motion to 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.

Motion carried unanimously.

C. Maintenance Committee

- 1) Martha Block moved, and Roberto Mercade second a motion to 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

Motion carried unanimously.

- 2) Martha Block moved, and Roberto Mercade seconded a motion to 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

Motion carried unanimously.

- 3) Martha Block moved, and Roberto Mercade seconded a motion to 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

Motion carried unanimously.

- 4) Martha Block moved, and Roberto Mercade seconded a motion 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. Motion carried unanimously.
- 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

Mr. Scott Weisburd deferred this item until Management presents additional proposals. Mr. Jesse Jones asked Management to bring back a report on a conversation with McGrath for the review and discussion of the Board.

- 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

- Mr. Mercade recommended that we wait to paint the walls. Pressure wash only.
- Mr. De Jaham agreed to delay painting of the canal walls until the time the houses are painted.

- 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.
 - Mr. Jesse Jones – Roofer stated that roof leaks are due to scuppers.
 - Mr. Weisburd suggested that a meeting be held with the roofer to discuss his proposal incident to the scuppers.
- 8) Discussion regarding repairs at 4949 NW 93rd Doral Place - Raper.
Mr. Weisburd deferred the item until Mr. Jones and Mr. De Jaham meet with the Homeowner.
- 9) Discussion about re-surfacing of driveways and walkways.
Mr. De Jaham addressed issues with cracks in driveways throughout the Community. Many homeowners are no longer happy with the stamped concrete. Originally it was thought that driveways needed to be removed. Larry has contacted two companies that can lay pavers on top of the stamped concrete. Further research will need to be done by the Architectural Committee.

4. General

- a) Letter received by Homeowners of Phase 1, regarding 40-year certification.
Mr. Weisburd stated that the City of Doral has now confirmed that the Colony community is exempt from this requirement.
- b) Communications to Homeowners:
 1. Budget Allocation Letter to be sent to the Homeowners –
Mr. Francisco Annicchiarico - Budget Allocation Letter was to clarify where the association was on roof reserves. Mr. Annichiarico recommended proceeding with Mr. Jones original recommendation to conduct a Town Hall Meeting, the purpose of which will be to educate and clarify our Budget and, specifically, our Reserves.
 2. What is an HOA – Mr. De Jaham provided a document with information on what an HOA is and how it may be helpful to provide a copy to the residents.

5. Action Items

Action Items were reviewed by the Board.

6. Homeowners' issues: No issues were raised at this Meeting.
7. Purchase/Lease/Occupancy Applications:

Martha Block moved, and Roberto Mercade seconded a motion to approve the following Lease Application:

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

Motion carried unanimously.

8. Adjournment

Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to adjourn the Meeting at 9:14 pm. Motion carried unanimously.