

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, November 17th, 2022
At the Doral Colony Pool Cabana

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association Inc. was held on Thursday, November 17th, 2022, at the Doral Colony pool cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:01 pm.

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

Board Members Absent: Francisco Annicchiarico, Treasurer; Roberto Mercade, Board Member

Homeowners Present: Armando J. Martir of 4963 NW 93 Doral Circle East, Isabel Baluja of 9315 NW 50 Doral Circle South and Maria De Los Angeles Lopez of 5001 NW 93 Doral Circle East.

Present from Management: Delia Arcelus, CAM.

2. Review of the August minutes:

A. Laurent De Jaham moved, and Martha Block seconded a motion to approve September 21st, 2022, Board Meeting Minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of October 31st, 2022

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$46,326.07	0.05%		n/a
City National Bank - MM Account # 0742727576	\$679,609.47	0.30%	10/1/2018	n/a
Amtrust Bank 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	\$250,051.51	0.10%	07/03/2020	n/a
Amerant Bank – MM Account # 1000052912	\$250,012.34	0.25%	03/12/2020	n/a
Ozarks Bank - MM Account # 2804341228	\$250,165.11	0.10%	11/23/2021	n/a

- B. 2023 Budget

Jesse Jones moved, and Patricia Reiss seconded a motion to adopt the 2023 budget as per the option submitted at \$1200.00 per unit per month, including \$27,000 to cover the insurance premiums increase for the last 3 months of 2022. Motion carried unanimously.

C. Consideration to move funds into c/d's

Scott Weisburd explained that City National had not provided a satisfactory reply regarding interest rates offered through their program to reinvest in other banks. However, some of the banks where the money is are already offering 3.75 or even 4%. The Board discussed other options. Pat Reiss suggested checking into internet only Banks or credit unions, Jesse Jones suggested Treasury Bills which do not have the same limitations of c/d's

Jesse Jones moved, and Larry De Jaham seconded a motion to authorize Management with the President's supervision to place funds in c/d' s or any other insured instrument at a rate of 3.75% or higher. After investing \$500,000.00, the Board should be notified, and Management and the President will then be authorized to invest the next \$500,000 and continue to do that incrementally. Motion carried unanimously.

1. Committee Reports

A. Landscaping Committee

- 1) Jesse Jones moved, and Laurent De Jaham seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the Landscaping Modification request from EM Properties LLC for new landscaping at the front, the entrance area, and the rear of the property. Motion carried unanimously.
- 2) Jesse Jones moved, and Laurent De Jaham seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the proposal from My Lawn Service to install mulch around the community for a total price of \$8,000.00. Motion carried unanimously.
- 3) Martha Block moved, and Jesse Jones seconded a motion to approve the proposal from Green Island Pest Control to apply Brown Patch Treatment to the grass for a total of \$1,200.00. Motion carried unanimously.

B. Architectural Committee

- 1) Patricia Reiss moved, and Jesse Jones seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the following Architectural Modification requests:
 - a) From Inversiones Canary 404, LLC (Schoffel) of 9314 NW 50 Doral Circle South to install impact windows.
 - b) From Noel Ferro of 9339 NW 48 Doral Terrace to install impact doors and windows.
 - c) From Joel Gil of 9323 NW 48 Doral Terrace to replace patio tiles.

Motion carried unanimously.

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

a) From Amparo Mendigutia of 9332 NW 48 Doral Terrace to replace back patio tiles.

b) From Natalio El Haddad of 9333 NW 50 Doral Circle North to install impact doors and windows.

c) From Inversiones Canary 404, LLC (Schoffel) 9314 NW 50 Doral Circle South to install awning at the back patio.

Motion carried unanimously.

C. Maintenance Committee

- 1) Laurent De Jaham moved, and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the following roof repair proposals from M. Pierce Roofing:

Address	Price
9325 NW 50 DCN	\$5,860.00
5010 NW 93 DP	\$3,270.00

Motion carried unanimously.

- 2) Jesse Jones moved, and Martha Block seconded a motion to approve the proposal from CME Consulting for balcony repairs at 4961 NW 93rd Doral Circle East for a total of \$5,200.00, (difference of \$550.00 with previous quote). Motion carried unanimously.
- 3) Jesse Jones moved, and Laurent De Jaham seconded a motion to ratify the decision to approve the proposal from Fast-Dry Courts to pressure clean the tennis courts for a total of \$950.00. Motion carried unanimously.
- 4) Jesse Jones moved, and Patricia Reiss seconded a motion to ratify the decision to approve the proposal from Golden Island to remove 34 alarm boxes around the community for a total of \$1,360.00 (\$40.00 per box including stucco and painting). Motion carried unanimously.

2. Updates

A. FPL

Management to ask Andy Llop to assist with the claim regarding the underground leak at 9323 NW 50 Doral Circle South, as well as claim regarding damage to asphalt in front of 4965 DCE.

3. General

- A. Board decided not to proceed with Holiday Party this year.
- B. Management to prepare bonus for landscapers as in previous years.
- C. Management to check expiration of Trash contract and get proposals for service and compare with County.

4. Homeowners' issues

- A. Management to prepare violation letters for the homeowners who have proceeded with architectural modifications and/or landscape modification without Board approval.

5. Lease/Purchase Applications

- A. Laurent De Jaham moved, and Patricia Reiss seconded a motion to ratify of the following Purchase Applications:

Account: COL603 - Address: 9349 NW 50th Doral Circle North
Buyer (s): Gabriel Torres / Seller (s): Juncheng Cen.

Motion carried unanimously.

6. Adjournment

- A. Martha Block moved, and Patricia Reiss seconded a motion to adjourn the meeting at 9:08 pm. Motion carried unanimously.