

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Wednesday, September 21st, 2022
Via Zoom Video Conference

Agenda

1. Call to order, Roll Call and Determination of Quorum.

2. Review of the following minutes:

A. August 18th, 2022, Board Meeting

3. Financial Report

A. Balances as of August 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. Consideration to move funds to CDs at different banks as per attached chart.

C. Consideration to move expenses for a total of \$19,950.95 from the operating account (General Repairs & Maintenance and Pool Repairs) to Miscellaneous Reserves as follows:

- Walkway Repairs for \$9,100.00
- Side garage doors for \$3,701.00
- 50% Balcony repair at 4961 \$2,350.00 (as well as remaining 50% when invoiced)
- Pool Cabana Fans \$1,549.95
- Concrete Slab at the entrance to pool equipment room \$3,250.00

4. Insurance

A. Consideration to renew Insurance policies as per proposal received at \$255,641.71 including property with 5% hurricane deductible and \$10,000 deductible for all other perils.

5. Committee Reports

A. Landscaping Committee

B. Architectural Committee

- 1) Consideration to accept the recommendation of the Architectural Committee to approve the Architectural Modification request from Mr. Manuel Arias of 5125 NW 93rd Doral Way to install impact windows. (Pending submittal of NOA's)

2) Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the following roof repair proposals from M. Pierce Roofing:

Address	Price
9329 NW 50 DCN	\$2,390.00
9319 NW 48 DT	\$1,810.00
9344 NW 50 DCN	\$4,000.00

- 2) Consideration of proposal from M. Pierce Roofing to repair the roof at 5030 NW 93 Doral Place.
- 3) Ratify decision to accept the recommendation of the Maintenance Committee to accept the proposal from Odrasil to repair the water intrusion at the back of 9344 NW 48 Doral Terrace at a cost of \$ 1,897.50.
- 4) Ratify decision to repair/replace non-working light fixtures on the side of garages on Phase 2 up to \$3,000.00.
- 5) Ratify decision to replace pool pump housing at a cost of \$587.00.
- 6) Consideration of the proposal from Picazzo Painting Corp. to paint 8 garage doors along NW 93 Doral Place for a total of \$3,600.00. (Includes repair of one of the doors).

6. Updates

- A. FPL
- B. Lights

7. General

- A. Consideration to join Community Association Institute (CAI) at a cost of \$305.00 for all Board Members.

8. Action Items

9. Homeowners' issues

10. Lease/Purchase Applications

- A. Ratification of the following Purchase Applications:

- 1) Account: COL603 - Address: 9314 NW 50th Doral Circle North
Buyer (s): Inversiones Canary 404, LLC. / Seller (s): R P Group, LLC.
- 2) Account: COL302-Address: 9323 NW 48th Doral Terrace
Buyer (s): Joel Gil / Seller (s): EM Properties, LLC.

- B. Consideration of the following Purchase/Occupancy Applications:

- 1) Account: COL1701-Address: 5030 NW 93rd Doral Place
Buyer (s): Rafael Figueroa & Sandra Quiroga / Seller (s): Carlos Bello & Olga Gimenez.
- 2) Account: COL603 - Address: 9314 NW 50th Doral Circle North.
Occupant (s): Christian Schoffel / Owner(s): Inversiones Canary 404, LLC.

11. Adjournment