

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, August 18th, 2022
Via Zoom Video Conference

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association Inc. was held on Thursday, August 18th, 2022, via Zoom video conference. 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; and Roberto Mercade; Director.

Board Members Absent: Francisco Annicchiarico, Treasurer; Laurent De Jaham, Director; and Jesse Jones, Director.

Homeowners Present: Armando J. Martir of 4963 NW 93 Doral Circle East and Ingrid C. Morales of 9332 NW 50 Doral Circle North.

Present from Management: Delia Arcelus, CAM & Graxi Garcia, Assistant CAM

2. Review of the following minutes:

A. Martha Block moved, and Roberto Mercade seconded a motion to approve June 15th, 2022, Board Meeting minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of July 31st, 2022

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$57,052.43	0.05%		n/a
City National Bank - MM Account # 0742727576	\$405,486.81	0.30%	10/1/2018	n/a
Bank United C/D Account # 02005067174	\$250,900.91	0.10%	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	\$250,051.51	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

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved and Roberto Mercade seconded a motion to approve Mrs. Heidi Hendrickson of 5061 NW 93 Doral Circle East to remove two palm trees inside the entrance walkway for \$900.00 each including root ball. One of them is the Association's

responsibility. Approval is contingent upon obtaining a better price from the Association's Landscapers. Motion carried unanimously.

- 2) Martha Block moved, and Roberto Mercade seconded a motion to approve removal of one sick queen palm tree inside the arch at 4961 NW 93 Doral Circle East for \$900.00 including root ball, contingent upon obtaining a better price from the Association's landscapers. Motion carried unanimously.
- 3) Patricia Reiss moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the following work by My Lawn Service:

Project	Price
Remove -2- Jatropha Trees and -2- Shooting Stars in front of pool area on left side planter. This will include the root system	\$275.00
Remove a Jatropha Tree in front of window located leaning toward street at NW 93 Doral Place next to mailboxes	\$175.00
Remove Asian Snow and Deliver and Install -10- Yellow Thryallis -3- Gallon Size at 5117 NW 93rd Doral Way.	\$180.00
Deliver and install -36- Justicia Orange 3 Gallon Size -10- Bags of Red Mulch at Pool Entrance on left side when removing existing Jatrophas and Shooting Stars.	\$623.50
Remove all plants and soil in planter located at 9352 NW 48th DT	\$250.00
Deliver and install -60- Coleus -1- Gallon Size to area in front of Devil's Triangle and in planters along Doral Terrace. Also add -20- Bags of Red Mulch to areas with new plants.	\$580.00
9332 NW 50th DCN - Install 50 pieces of Palmetto Sod on side of new walkway in front of arch. Grate all area where grass is being installed. 1 Yard Soil Mix.	\$325.00
4941 NW 93RD Doral Place, 1 pallet of Palmetto Sod on side of new walkway in front of arch. front yard shall be grated in preparation of Sod Installation.	\$700.00
Fill all sinkholes around all the community with 1 1/2-inch rocks and Soil. Deliver and Install 40 bags of rock and 2 Yards 50/50 Soil Mix.	\$690.00
5125 NW 93rd Doral Way. - 40 Pieces of Palmetto Sod, Grate to install sod (Destroyed by animal)	\$175.00
Remove Roebellini palm and Cat Palms in front of 4963-4961 Doral Circle East. Deliver and Install 1 3- Headed Roebellini Palm 25 Gallon size & 8 Carissa.	\$1,806.50

Motion carried unanimously.

B) Maintenance Committee

- 1) Patricia Reiss moved, and Roberto Mercade 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
4963 NW 93 DCE	\$1,810.00
4945 NW 93 DP	\$1,810.00
5113 NW 93 DW	\$2,720.00
9321 NW 48 DT	\$4,330.00
9357 NW 50 DCN	\$5,360.00

Motion carried unanimously.

- 2) Roberto Mercade moved, and Martha Block seconded a motion to approve the proposal from M Pierce Roofing to repair the leak in the Master Bedroom at 9349 NW 50 Doral Circle North for \$2,290.00 and let Mr. Sarmiento know about the other issues. Contact Tommy to inspect the balcony and window problem. Motion carried unanimously.
- 3) Update – M. Pierce Proposal to address the soffit area at 4961 NW 93 Doral Circle East for \$5200.00 was approved at the May meeting subject to inspection. Roofer then confirmed that the price was \$5,200.00. Invoice has now been received for \$2080.00.
- 4) Roberto Mercade moved, and Martha Block seconded a motion to approve the proposal from Ultra Fence to repair / replace the following gates and balcony railings. If Ultra Fence cannot do the work, then Management should negotiate the prices with Service One USA. Motion carried unanimously.

Property	Ultra-Fence	Service One Usa
9340 NW 48 DT - balcony railings at the back	\$600.00	Included below
9340 NW 48 DT – new balcony railing in front to replace rusted front balcony railing	\$1,500.00	\$2,300.00
4961 / 4959 NW DCE - back gate	\$800.00	\$1,080.00
9340 NW 50 DCN - back gate	\$350.00	\$1,180.00

- 5) Roberto Mercade moved, and Patricia Reiss seconded a motion to approve the installation of light bulbs with sensors on the light fixtures on the front of the homes of Phase 1 at a cost of \$4.00 or less for bulb and \$5.00 for installation by Juan Moreno. Motion carried unanimously.

5. Homeowners' issues

- A. Patricia Reiss moved, and Martha Block seconded a motion to deny the request from the tenant of 4959 NW 93 DCE to install transponders in two vehicles registered out of State. Motion carried unanimously.

6. Lease/Purchase Applications

A. Roberto Mercade moved, and Martha Block seconded a motion to ratify the following Lease/Occupancy/Purchase Applications:

- Account: COL701- Address: 4959 NW 93rd Doral Circle East.
Lessor (s): Carlos Triay & Maria Fernandez-Valle.

Lessee (s): Anthony Ciarrocchi.

- Account: COL1303 -Address: 9349 NW 50th Doral Circle North.
Lessee (s): Rafael Sarmiento.
Occupant (s): Paola Silva.
- Account: COL1702-Address: 5020 NW 93rd Doral Place.
Buyer (s): Eduardo Perez & Karem Yamin.
Seller (s): PN 2017 Properties, LLC.

Motion carried unanimously.

7. Adjournment

Roberto Mercade moved, and Martha Block seconded a motion to adjourn the Meeting at 8:32 pm. Motion carried unanimously.