

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Wednesday, June 15th, 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 Wednesday, June 15th, 2022, via Zoom video conference. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:03 pm.

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

Homeowners Present: Armando J. Martir.

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

2. Review of the following minutes:

A. Laurent De Jaham moved, and Martha Block seconded a motion to approve the May 12th, 2022, Board Meeting minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of May 31st, 2022

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$79,624.61	0.05%		n/a
City National Bank - MM Account # 0742727576	\$360,175.75	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	\$250,051.51	0.10%	07/03/2020	n/a
Amerant Bank - C/D Account # 19061019138	\$250,572.89	1.80%	03/12/2020	06/12/2022
Ozarks Bank - MM Account # 2804341228	\$250,061.64	0.40%	11/23/2021	n/a

B. Roberto Mercade moved, and Laurent De Jaham seconded a motion to open a MM Account at Amerant Bank at a rate of 10% instead of renewal of C/D Account #19061019138. Motion carried unanimously.

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved, and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the request from Mrs. Claudia Mariaca of 9316 NW 50 Doral Circle North to remove ferns and bushes

that border wall and screen in backyard, trim areca palms and add small river rocks. Work to be done by My Lawn due to the irrigation in the area. Motion passes by majority with the opposing vote of Jesse Jones.

- 2) Patricia Reiss moved, and Roberto Mercade seconded a motion to accept the recommendation of the Landscaping Committee to approve the request from Mr. Tom Kendall of 9344 NW 50 Doral Circle North to remove two philodendrons inside the archway: pending final selection of contractor by the owner and submission of license and insurance. Motion carried unanimously.
- 3) Martha Block moved, and Patricia Reiss seconded a motion to accept the recommendation of the Landscaping Committee to approve the request from Mrs. Yolanda Torres of 5041 NW 93 Doral Circle East to remove 2-3 areca palms that are growing on the A/C area. Work to be done by My Lawn due to electrical lines in the area. Motion carried unanimously.
- 4) Consideration of the request from Mrs. Heidi Hendrickson of 5061 NW 93 Doral Circle East to remove two palm trees inside the arch was deferred until the Landscaping Committee meets with the homeowner to discuss the matter. The palm trees seem healthy and have been recently trimmed. Management will coordinate the meeting.

Francisco Annicchiarico suggested to establish a procedure by which any tree that is removed must be replaced.

Jesse Jones and Armando Martir feel that some of these palms are too big and are a concern.

Scott Weisburd feels the matter is important and so is meeting with Mrs. Hendrickson.

B. Architectural Committee

- 1) Patricia Reiss 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. & Mrs. Levy of 9327 NW 50th Doral Circle South
 - To install impact windows & doors.
 - b. Mr. & Mrs. Levy of 9327 NW 50th Doral Circle South
 - To paint driveway in color Behr 930N Terracotta Driveways and front door with Sherwin Williams Color B001 2113-10 Chocolate Sundae.
 - c. Mr. & Mrs. Vazquez of 9320 NW 48 Doral Terrace
 - To install artificial grass in the niche area between 9320 and 9324 (retroactive approval).
 - d. EM Properties, LLC (Diaz / Mayoral) 9313 NW 48th Doral Terrace
 - To install new front door, French, Aluminum, series 600 outswing door.

Motion carried unanimously.

- 2) Roberto Mercade moved, and Laurent De Jaham seconded a motion to accept the recommendation of the Architectural Committee to approve the Architectural Modification Request from EM Properties, LLC (Diaz / Mayoral) of 9313 NW 48th Doral Terrace to install tile on back patio, entrance walkway (behind the gate) and trellis

area, including pouring concrete pending documentation from contractor. Motion carried unanimously.

- 3) Jesse Jones moved, and Laurent De Jaham seconded a motion to accept the recommendation of the Architectural Committee to approve the Architectural Modification Request from Mr. Francisco Annicchiarico of 9324 NW 50 Doral Circle North to install an awning in the kitchen window that faces the back patio in light ivory color, pending documentation from contractor. Motion carried unanimously. Francisco Annicchiarico abstained.

C. Maintenance Committee

- 1) Martha Block 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
5070 NW 93 DP	\$3,000.00
9320 NW 50 DCN	\$760.00
4945 NW 93 DP	\$1,650.00
4959 NW 50 DCE	\$3,558.00
9327 NW 50 DCS	\$930.00
9321 NW 48 DT	\$4,330.00
4965 NW 50 DCE	\$2,290.00

Motion carried unanimously.

- 2) 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 proposal from Service One USA To angle-grind approximately 12"x 36" area of the walkway at 9344 NW 50th Doral Circle North, to create a smoother transition from walkway to driveway for a total of \$850.00. Motion carried unanimously.
- 3) Patricia Reiss moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the following proposals to address the problem of water intrusion into the garage at 9352 NW 48 Doral Terrace:
 - a. My Lawn Services to remove all plants and soil in planter located on the west side of the garage for a total of \$250.00 to allow for investigation.
 - b. Alsar Construction / Odrasil to waterproof and seal the wall inside the planter all the way to the foundation for a total of \$1,600.00

Motion carried unanimously.

- 4) Laurent De Jaham moved, and Francisco Annicchiarico seconded a motion to approve the recommendation of the Maintenance Committee to allow Management to approve Architectural Modification Requests to paint walkway and driveway if painted with the approved color and the contractor's license and insurance certificate is on file with the Association. Letter should include information regarding both Sherwin Williams and Behr paint with the requirement that the Behr primer must be applied before the Behr paint is applied. Motion carried unanimously.

- 5) Update - Proposal from Pierce Roofing for \$5,200.00 to address the soffit area at 4961 NW 93 Doral Circle East was approved at the last meeting subject to an inspection. Unfortunately, the inspection proved that the work would require the full cost proposed at \$5,200.00

5. General

- A. Traps were installed at the pool cabana taking advantage that the pool area was closed for the repairs. Pesky Critters caught two raccoons during the weekend. Total cost \$450.00.
- B. Scott Weisburd informed the Board about the meeting with the Architect Hector Martinez about updating the community. Specific points discussed were to replace roofs, painting (project in the near future), concerns with driveways and walkways, mix of homeowners with a split in Mediterranean and modern look. Architect showed before and after pictures for the transition from Mediterranean to modern.

6. Homeowners' issues

- A. Martha Block moved, and Patricia Reiss seconded a motion to ratify the decision to approve the transponder request for the daughter of Mr. Aldecoa of 9319 NW 48 Doral Terrace who will come to live with them for 3 months with her children. Motion carried unanimously.

7. Adjournment

Francisco Annicchiarico moved, and Martha Block seconded a motion to adjourn the Meeting at 8:37pm. Motion carried unanimously.