

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Wednesday, September 21st, 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 September 21st, 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; Francisco Annicchiarico, Treasurer; Secretary; Martha Block, Secretary; Patricia Reiss, Director; and Roberto Mercade; Director and Laurent de Jaham, Director.

Board Member Absent: Jesse Jones, Director.

Homeowners Present: Armando J. Martir of 4963 NW 93 Doral Circle East

Others Present: Jay Weinstein, Insurance Agent.

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

Mr. Weinstein explained the reasons for the increase in the Insurance Premium, which include both a general increase in premiums throughout the market, as well as an increase in the property values in the Colony.

The Board discussed various options to consider relating to the payment of the increase between the amount contemplated in the budget and the actual increased premium. Options would include a possible Special Assessment, increase in monthly dues, or a combination of both, all to be decided at future Board Meeting.

2. Review of the August minutes:

A. Laurent De Jaham moved, and Roberto Mercade seconded a motion to approve August 18th, 2022, Board Meeting Minutes. Motion carried unanimously.

2. Financial Report

3. 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

- A. Consideration to move funds to CDs at different banks was deferred. The Treasurer stated that rates are low everywhere. The President expressed his frustration with the rates obtained and the lack of response from the Association's bank. Pat Reiss informed that Space Coast Credit Union located near the community had a special rate of 3.29% for a 21-month cd.
- B. Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to approve reallocating expenses totaling \$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

The Treasurer informed that he had discussed these items with the CPA who was in agreement with the reallocation and will adjust them in the books when performing the audit.

Motion carried unanimously.

4. Insurance

- A. Roberto Mercade moved, and Martha Block seconded a motion to approve the renewal of the Insurance policies as per proposal received at \$255,641.71 including Property with 5% hurricane deductible and \$10,000 deductible for all other perils. Payment out of Miscellaneous Reserves to be repaid over the year in 2023 as usual. Motion carried unanimously.

5. Committee Reports

A. Architectural Committee

- 1) Roberto Mercade moved, and Francisco Annicchiarico seconded a motion 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). Motion carried unanimously.

B. Maintenance Committee

- 1) Roberto Mercade 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
9329 NW 50 DCN	\$2,390.00
9319 NW 48 DT	\$1,810.00
9344 NW 50 DCN	\$4,000.00

Motion carried unanimously.

- 2) Laurent De Jaham moved, and Martha Block seconded a motion to approve proposal from M. Pierce Roofing to repair the roof at 5030 NW 93 Doral Place at a cost of \$4,530.00. Motion carried unanimously.

Larry de Jaham explained that at the time the roofs are replaced, the fascia boards will also have to be replaced. As such, to replace fascia board at this time for cosmetic purposes seems to be a waste of money.

Armando J. martir mentioned that he spoke to Metal Roof Masters and was told that if the fascia boards are replaced ahead of time, it will save time on the installation but only if the entire fascia is replaced.

- 3) Patricia Reiss moved, and Francisco Annicchiarico seconded a motion to ratify the 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. Motion carried unanimously.
- 4) Laurent De Jaham moved, and Patricia Reiss seconded a motion to ratify the decision to repair/replace non-working light fixtures on the side of garages on Phase 2 for a total of up to \$3,000.00. Motion carried unanimously.
- 5) Patricia Reiss moved, and Roberto Mercade seconded a motion to ratify the decision to replace pool pump housing at a cost of \$587.00. Motion carried unanimously.
- 6) Roberto Mercade moved, and Patricia Reiss seconded a motion to approve the proposal from Picasso Painting Corp. to paint 8 garage doors along the west side of NW 93 Doral Place for a total of \$3,600.00. (Includes repair of one of the doors). Motion carried unanimously.

6. Updates

- A. FPL continues to mark the roads for future work but there is no information or timeline.
- B. Light bulbs on Phase 1 are currently being replaced with dusk to dawn sensor bulbs.

7. General

- A. The Board agreed to join the Community Association Institute (CAI) for all Board Members for a 1-year term at a cost of \$305.00.
- B. Francisco Annicchiarico stated that he would like to repeat the pricing exercise done a few years ago regarding landscaping.
- C. Larry De Jaham informed that there is a meeting pending with a contractor/architect for the beginning of next month.

8. Action Items

- A. Management to discuss with the Doral Police Department about the burglaries in Doral Estates and press for the Security Survey to be completed.

Armando J. Martir informed that he met with the General Director of Trump Doral and discussed security matters and requested that the resort reinstate the night golf course patrols which were suspended during the pandemic. He also discussed the maintenance of the lakes abutting the Colony, including the aerators that do not appear to be working.

- B. Management to investigate with the USPS about moving the mailbox on NW 48th Terrace as part of the research into the possibility of creating additional guest parking spaces.

10. Lease/Purchase Applications

A. Roberto Mercade moved, and Martha Block seconded a motion to ratify 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.

Motion carried unanimously.

B. Patricia Reiss moved, and Laurent De Jaham seconded a motion to approve the following purchase application:

1) Account: COL1701-Address: 5030 NW 93rd Doral Place
Buyer (s): Rafael Figueroa & Sandra Quiroga
Seller (s): Carlos Bello & Olga Gimenez.

Motion carried unanimously.

C. Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to approve the following Occupancy Application:

1) Account: COL603 - Address: 9314 NW 50th Doral Circle North.
Occupant (s): Christian Schoffel
Owner(s): Inversiones Canary 404, LLC.

Motion carried unanimously.

11. Adjournment

Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to adjourn the Meeting at 8:42 pm. Motion carried unanimously.