

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, January 12th, 2023
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, January 17th, 2023, at the Doral Colony pool cabana. 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; Roberto Mercade, Vice President, Francisco Annicchiarico, Treasurer; Patricia Reiss, Director; Laurent de Jaham, Director and Jesse Jones, Director.

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

Present from Management: Delia Arcelus, CAM.

2. Review of the following minutes:

A. Laurent De Jaham moved, and Roberto Mercade seconded a motion to approve the November 17th, 2022, Board Meeting minutes. Motion carried unanimously.

3. Financial Report

A. The Board reviewed the Balances as of November 30th, 2022

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$43,976.22	0.05%		n/a
City National Bank - MM Account # 0742727576	\$497,429.43	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	\$250,788.33	0.25%	01/12/2019	n/a
International Finance Bank MM Account #1000134	\$250,283.70	0.10%	07/03/2020	n/a
Amerant Bank – MM Account # 1000052912	\$250,815.54	0.25%	03/12/2020	n/a
Ozarks Bank - MM Account # 2804341228	\$250,250.11	0.10%	11/23/2021	n/a

B. Jesse Jones moved, and Martha Block seconded a motion to ratify the following decisions:

- 1) To renew Liquid C/D at Amtrust Bank for \$250,000 for 12 months at 3%
- 2) To open c/d's for \$250,000 each as follows:
 - a) Bank of the Ozarks for 13 months at 4.25% (from current Money Market at this bank)
 - b) US Century Bank for 9 months at 4.25% (moving funds from MM at International Bank)
 - c) Professional Bank for 12 months at 4.00% (from current Money Market at this bank) conditional to checking with Jesse's contact at Ocean Bank to obtain a rate of 4.25% or higher.
 - d) Invest another \$500,000 as approved at the November Board Meeting.

Motion carried unanimously.

4. Committee Reports

A. Landscaping Committee

- 1) Laurent De Jaham moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the Landscaping Modification request from Mr. Samlut for new landscaping at the front of property. Motion carried unanimously.

B. Architectural Committee

- 1) Roberto Mercade moved, and Francisco Annicchiarico 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 doors.
 - b) From Inversiones Canary 404, LLC (Schoffel) of 9314 NW 50 Doral Circle South to install awning at the back patio.
 - c) From Natalio El Haddad of 9333 NW 50th Doral Circle North to install impact front door.
 - d) From Patricia Berraondo of 9348 NW 48 Doral Terrace to install EV charger.

Motion carried unanimously.

- 2) Consideration of proposals from Architects for rendering presentations for façade changes was deferred until the February Board Meeting to allow the Board time to review the proposals in detail.

C. Maintenance Committee

- 1) Roberto Mercade moved, and Jesse Jones 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
9327 NW 48 DT	\$2,010.00
9353 NW 50 DCN	\$1,910.00
9353 NW 50 DCN	\$3,000.00
9324 NW 50 DCN	\$2,490.00
5030 NW 93 DP	\$4,530.00
4961 NW 93 DCE	\$2,590.00

Motion carried unanimously.

- 2) Consideration of proposal from Picasso Painting to paint Garage Doors was deferred. The Maintenance Committee will identify the doors that need to be painted in 3 categories: critical, medium, and not urgent.

5. General

- A. The Board decided to hold the 2023 Annual Meeting & Elections on Thursday, February 23rd, 2023.

6. Action Items

- A. The following items should be taken out: Security Survey, Tennis Court locks, Additional guest parking and placing reserve funds in an ICS Network.
- B. Management to push GC to submit an updated proposal for the balcony at 4961 and coordinate meeting with Alvaro and Pierce at Jesse's to discuss the fascia board repairs.
- C. Management to send Sympathy Cards to Toney, Peyret, Leavitt and Baumann families.

7. Lease/Occupancy Applications

- A. Martha Block moved, and Francisco Annicchiarico seconded a motion to ratify the approval of the following Lease and Occupancy Applications:

- 1) Account: COL304 - Address: 9331 NW 48th Doral Terrace
Renter (s): David Nash & Jessica Spender / Lessor (s): Eduardo Mathison
- 2) Account: COL806 - Address: 9320 NW 50th Doral Circle North
Occupant (s): Francys Ortega / Owner (s): Thomas Cerra

Motion carried unanimously.

8. Adjournment

- A. Francisco Annicchiarico moved, and Martha Block seconded a motion to adjourn the meeting at 9:23 pm