

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, July 6th, 2023

Via Zoom Video Conference

Agenda

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

2. Review of the following minutes:

A. April 27th, 2023, Board Meeting.

B. May 8th, 2023, Board Budget Amendment Meeting.

3. Financial Report

A. Balances as of May 31st, 2023:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$35,467.38			n/a
City National Bank - MM Account # 0742727576	\$35,322.74	2.50%	10/1/2018	n/a
Professional Bank MM Acc #30002024 – rate changed.	\$253,756.97	4.00%	2/23/2023	n/a
First Horizon Bank MM Acct. #220006049981	\$250,265.53	4.25%	03/15/2023	n/a
US Century Bank – CD Acct. #10003962	\$250,000.00	4.25%	2/6/2023	11/6/2023
Ocean Bank CD - Acct. #252541068728	\$250,000.00	5.00%	2/23/2023	2/23/2024
Ozarks Bank - CD Acct. #6901969113	\$250,845.60	4.50%	2/23/2023	2/23/2024
New York Community Bank (Amtrust Bank) Liquid CD Acct. # 333446309024	\$250,020.82	4.00%	2/26/2023	2/26/2024

B. Explanation of "**operating deficit of \$31,009, and an accumulated fund deficit of \$29,341**", as reflected in the 2022 Financials from the Association's Accountants.

C. Consideration of 2022 Financial Audit Draft as prepared by the CPA.

4. Committee Reports

A. Landscaping Committee

1) Ratify the decision to accept the recommendation of the landscaping committee to approve the proposal from Total Garden to clean the palms in the community for a total of \$9,300.00.

- 2) Ratify the decision to accept the recommendation of the Landscaping Committee to approve the following Landscaping Modification requests:

- a) From Rafael Figueroa of 5030 NW 30 Doral Place to remove 5 palm trees at the back patio in order to install a screen enclosure.

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the Architectural Committee to approve the following Architectural Modification requests:

- a) From Larry & Ninfa Riley of 5071 NW 93 Doral Circle East to replace kitchen and garden windows with impact windows.

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the maintenance committee to approve the following roof repair proposals from M Pierce:

Address	Total
9324 NW 48 Doral Terrace	\$3,170.00
5070 NW 93 Doral Place	\$1,560.00
9323 NW 50 DCS	\$1,850.00
5109 NW Doral Way	\$1,130.00
9314 NW 50 DCS	\$2,720.00

- 2) Ratify the recommendation of the maintenance committee to approve proposal from Odrasil to repair cracked wall on the east side of garage at 9340 NW 48 Doral Terrace for a total of \$575.00.
- 3) Ratify/Consider the recommendation of the maintenance committee to approve proposal from Odrasil for new stucco with texture to match existing at 5051 NW 93 Doral Circle East for a total of \$2,990.00. Finishes inside, inside wood structure, drywall repairs and paint are not included.
- 4) Ratify/Consider the recommendation of the maintenance committee to approve the proposal from Emilio's Painting to soft wash flat roofs and pressure wash downspouts and scupper boxes on Phase 2, for a total of \$4,690.00 (\$70.00 per house).
- 5) Consideration of proposals for asphalt repairs, speed bump painting and guest parking areas re-striping as per attached comparison chart and proposals.

5. General

- A. Consideration of the "Resolution to Authorize an Agreement" for the purpose of constructing the Entrance Project and Authorization to execute the Multi-party "Agreement for Construction of Shared Entrance Feature".
- B. Consideration to send an updated communication to all homeowners regarding the Entrance Project Status.
- C. Consideration of request from Doral Estates Board Member, Gustavo Mola, to convert one of the Tennis Courts into Pickleball Courts.

- D. Consideration to send message regarding the status of the roof repairs after the rains as per Larry's suggestion (Doral Colony News)
- E. Consideration of communication to Doral Estates Board regarding: (i) unauthorized use of Doral Colony Tennis Court; (ii) offensive language used by Doral Estates Homeowners with Security Guards; and, (iii) request that their Board send communication to their Homeowners regarding both of the foregoing with copy to Doral Colony Management Company.

6. Lease/Purchase Applications

7. Updates

8. Action Items

9. Homeowners' issues

- A. Message received from Mr. El Haddad about tenting for termites. Second message including an inspection report showing that there are no termites in his unit nor is the fascia board damaged by termites.

10. Adjournment

11. Executive session