

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, February 9th, 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, February 9th, 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 and Jesse Jones, Director.

Board Members Absent: Laurent De Jaham, Director.

Homeowners Present: Armando J. Martir of 4963 NW 93 Doral Circle East, Eduardo Perez of 5020 NW 93 Doral Place and Maria Florencia Spangaro of 9319 NW 50 Doral Circle South.

Present from Management: Delia Arcelus, CAM.

1. Review of the following minutes:

A. Martha Block moved, and Jesse Jones seconded a motion to approve January 12th, 2023, Board Meeting Minutes. Motion carried unanimously.

2. Financial Report

A. Balances as of December 31st, 2022

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$20,889.87	0.05%		n/a
City National Bank - MM Account # 0742727576	\$515,346.86	0.30%	10/1/2018	n/a
New York Community Bank (Amtrust Bank) Liquid CD Account # 333446309024	\$250,020.82	0.25%	12/20/2021	12/20/2022
Professional Bank (formerly Marquis) MM Acc #30002024	\$251,146.99	0.25%	01/12/2019	n/a
International Finance Bank MM Account #2955	\$250,324.84	0.10%	07/03/2020	n/a
Amerant Bank – MM Account # 1000052912	\$251,289.84	0.25%	03/12/2020	n/a
Ozarks Bank - MM Account # 2804341228	\$250,270.68	0.10%	11/23/2021	n/a

New Account openings		AMOUNT	TERM	RATE	STATUS
a.	Amtrust Bank Liquid - CD	250,000	12 MOS	3%	In progress
b.	Ozarks Bank - CD	250,000	13 MOS	4.25%	In progress
c.	US Century Bank - CD	250,000	9 MOS	4.25%	In progress
d.	Ocean Bank - CD	250,000	6 MOS	4.25%	In progress
e.	Professional Bank - CD	250,000	12 mos	4.25	On hold
f.	Professional Bank - MM	250,000		3.75	On hold
g.	Amerant Bank CD	250,000	12 mos	4,25	On hold

3. Committee Reports

A. Landscaping Committee

- Patricia Reiss moved, and Jesse Jones seconded a motion to Ratify decision to hire Terra Jardin at a cost of \$600.00 to provide maintenance to the "variegated Pandanus" plants next to the community pool on both sides of the street.

B. Architectural Committee

- 1) Martha Block moved, and Roberto Mercade seconded a motion 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 patio tiles. (retroactive)
- b) From Inversiones Canary 404, LLC (Schoffel) of 9314 NW 50 Doral Circle South to remove screen enclosure at back patio. (retroactive)

Motion carried unanimously.

- 2) Jesse Jones moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the following Architectural Modification requests:

- a) From Mr. Thomas Conine to install EV Charger
- b) From Mr. Arias from 5125 NW 93 Doral Way to install impact doors and windows.

Motion carried unanimously.

- 3) Consideration of proposals from Architects was tabled as the Board would like to develop a master plan for the entire Community. The Board will be establishing an Ad Hoc Committee to look into opportunities to enhance the Community and the President will advise the Homeowners during the upcoming 2023 Annual Meeting.

C. Maintenance Committee

- 1) Martha Block moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation from the Maintenance Committee to approve proposal from Alsar Construction to repair the balconies at 5109 NW 93 Doral Way (Wall) and 5117 NW 93 Doral Way (Jones) at a cost of \$1,667.50 each. Motion carried unanimously.
- 2) Jesse Jones moved, and Martha Block seconded a motion to deny consideration of proposal from Softroc of Miami to repair driveways and asphalt at a cost of \$10.00 per linear ft of driveway cracks and \$30.00 per lineal ft of asphalt patches. Motion carried unanimously.
- 3) Jesse Jones moved, and Francisco Annicchiarico seconded a motion to approve proposal from Picasso Paint to paint garage doors in the community at a cost of \$450.00 per double door and \$260.00 per single door as per list attached. Motion carried unanimously.

- 4) Roberto Mercade moved, and Jesse Jones seconded a motion to approve proposal from Service One Usa to repair walkway at 9314 NW 50th Doral Circle South at a cost of \$850.00. Motion carried unanimously.
- 5) Roberto Mercade moved and Jesse Jones seconded a motion to accept the proposal from Bortz Electric to move the light pole, concrete slab, and power line of the pole that was hit in front of 9313 DCN, to the other side of the bushes for a total of \$1,500.00 (pole & light fixture not damaged). Motion carried unanimously.
- 6) Jesse Jones moved, and Roberto Mercade seconded a motion to approve proposals from McGrath Pool Service as follows:
 - To replace butterfly in-line control valve for a total of \$587.00.
 - To install new chlorine chemical feeder pump assembly for a total of \$628.00

Motion carried unanimously

Proposal to replace filter sand for a total of \$5,700.00, was deferred until more details are obtained.

- 7) Roberto Mercade moved, and Martha Block seconded a motion to approve proposal for balcony repair at 4961 NW 93 Doral Circle East from CME for a total of \$10,450.00. Motion carried unanimously.

4. Updates

A. Annual Meeting Preparation Details were shared with the Board.

B. Scuppers Installation by M. Pierce Roofing is almost complete throughout Phase 2.

C. Entrance Project

Jesse Jones shared that the DCC Board will meet to prepare a presentation which will then be made to each Board for each Board to go to the individual communities. This Board has approved up to \$1 million subject to receipt and approval of final bids and contracts. We are waiting for confirmation of the total cost, how long it will take to complete the Project and how Homeowners will be able to enter and exit the Community.

D. Security

Jesse Jones suggested that we need cameras. There will be a special DCC Meeting with the resort to discuss Security issues.

5. General

- A. Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to approve the Management Agreement as submitted and authorize the President to sign it. Motion carried unanimously.
- B. Roberto Mercade moved, and Jesse Jones seconded a motion to approve the proposal from Service One Usa to leave the Christmas Lights on the nine (9) palm trees all year round; to purchase lights at a total cost of \$1650.00, with any service calls costing \$250.00 plus the cost of any replacements of the lights. Motion carried.

6. Homeowners' issues

- A. Roberto Mercade moved, and Martha Block seconded a motion to approve Mrs. Vicente's request to park a visitor vehicle in guest parking area for 6 months, on an "as-needed" basis, with the Homeowner agreeing to utilize their parking area when available. Motion carried unanimously.
- B. Jesse Jones moved and Roberto Mercade seconded a motion, based on the reports given to the Board by the President, to stop all activity with the unit owned by EM Properties LLC, until the applications are properly approved and refer this matter to the Association Legal Counsel. Motion carried unanimously.
- C. Regarding Mr. El Haddad's request to remove the tree that is close to their back patio, Management has ask Mr. El Haddad to submit a proposal for what they want to do with the back patio and once the Board has that, they will address the tree.
- D. Roberto Mercade moved, and Martha Block seconded a motion to approve Mrs. Petersen request for transponder for her daughter. Motion carried unanimously.
- E. Martha Block moved, and Scott Weisburd seconded a motion to appoint Jesse Jones as Board Member Emeritus of the Board of Directors. Motion carried unanimously.

7. Adjournment

Martha Block moved, and Roberto Mercade seconded a motion to adjourn the meeting at 9:46 pm.