

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, March 16th, 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, March 16th, 2023, at the Doral Colony pool cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:02 pm.

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

Homeowners Present: Armando J. Martir of 4963 NW 93 Doral Circle East, Eduardo Perez of 5020 NW 93 Doral Place, Teresita & Antonio Otero of 5113 NW 93rd Doral Way, Ana Martir of 9330 NW 50th Doral Circle South, Rolando Marty of 5010 NW 93rd Doral Place, Jorge Diaz and Eugenia Mayoral of 9313 NW 48th Doral Terrace, Emmanuel Palacios of 9324 NW 48th Doral Terrace and Angela Otero of 5113 NW 93rd Doral Circle East

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

2. Review of the following minutes:

A. Laurent De Jaham moved, and Mathias Sandoval seconded a motion to approve February 9th, 2023, Board Meeting Minutes. Motion carried unanimously.

3. Financial Report

A. The Treasurer stated that he had reviewed the Financial Reports as of February 28th, 2023 and everything was OK. He acknowledged the transfers made for the opening of the new interest-bearing accounts.

B. Martha Block moved, and Patricia Reiss seconded a motion to ratify decision to place reserve funds in new Bank accounts as follows:

New Account openings		AMOUNT	RATE	TERM	STATUS
c.	First Horizon – MM	250,000	4.25%		In Progress
d.	BanESCO - CD	250,000	4.40%	6 MONTHS	In Progress

From City MM

From Amerant

Motion carried unanimously.

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved, and Laurent De Jaham seconded a motion to accept the recommendation of the Landscaping Committee to approve the Landscaping Modification Request of Mr. & Mrs. Schoffel – 9314 NW 50 Doral Circle South, to install Podocarpus at the back patio and in the front, within the arch. Motion carried unanimously.

- 2) Consideration of proposal from My Lawn Services to grade the area at the front of 5051 and 5061 NW 93rd Doral Circle East at a total cost of \$1,790.00. Was deferred.
- 3) Patricia Reiss moved, and Laurent De Jaham seconded a motion to approve the proposal from Total Garden to remove dead Queen Palm at 4949 NW 93rd Doral Place for a total of \$500.00 (without root grinding). Motion carried unanimously.
- 4) Patricia Reiss moved, and Laurent De Jaham seconded a motion to approve the proposal from Total Garden to remove Pink Tabebuia Tree in the area between driveways at 5021 and 5031 NW 93 Doral Circle East at a cost of \$1,300.00. Motion passed with the opposing vote of Martha Block.

B. Maintenance Committee

- 1) Patricia Reiss moved, and Francisco Annicchiarico seconded a motion to ratify the decision to approve the proposal from McGrath Pool Services to replace sand filters for a total of \$5,700.00. Motion carried unanimously.
- 2) Consideration of proposals from Sight Essentials and Capital Streetscapes for street signs was tabled to be included in the master project to be developed. Records to be kept as these companies have been found to offer suitable products.
- 3) Laurent De Jaham moved, and Mathias Sandoval seconded a motion to approve to increase limit after which roof repair invoices are paid from reserves, from \$3,000.00 to \$3,500.00. Motion carried unanimously.
- 4) Laurent De Jaham moved, and Patricia Reiss seconded a motion to ratify the decision to approve roof repairs by M Pierce at 9315 NW 50 Doral Circle North for a total of \$650.00. Motion carried unanimously.

5. General

- A. The Board will invite Mayor Christi Fraga and the City of Doral Chief of Police to discuss security issues as well as the Covanta Plant at a meeting with all Homeowners.
- B. The Board discussed the general purpose of the Ad Hoc Committee and the process to establish its members. There were also questions from homeowners in attendance.

Preliminary Plan: An invitation will be sent out by the Board asking Homeowners interested in participating to provide Management with their background, skills and interests. The Board will review each Homeowner expressing an interest in participating; determine the number of members of the Ad Hoc Committee; and, appoint the members of the Ad Hoc Committee, as provided for in our Homeowner's Association Documents.

The task of the Committee will be to develop an agenda for what the Committee would like to address with the architects as well as provide the architects the opportunity to make their own suggestions on what should be included and/or considered.

6. Lease/Purchase Applications

- A. Martha Block moved, and Laurent De Jaham seconded a motion to ratify the following Purchase Applications:
 - 1) Account: COL108 - Address: 9324 NW 48TH Doral Terrace
Buyer (s): Emmanuel Palacios / Seller (s): Claire Bauman

2) Account: COL807 – Address: 9316 NW 50TH Doral Circle North
Buyer (s): Lourdes Prieto / Seller (s): Carlos & Claudia Mariaca

Motion carried unanimously.

B. Martha Block moved, and Patricia Reiss seconded a motion to approve the following Lease Application:

1) Account: COL904 – Address: 9339 NW 50TH Doral Circle South
Lessee(s): Joaquin Ramo & Maria Cristina Tornos / Lessor (s): Doral Group Ventures LLC

Motion carried unanimously.

7. Updates

A. Entrance Project

Homeowners raised questions as to the timing of the project and whether there will be a Special Assessment. The President informed that a final decision has not yet been made by the Doral Common Corp.; however, the project could start in the next 3 to 6 months and there will be a Special Assessment.

10. Adjournment

- Francisco Annicchiarico moved, and Lauren De Jaham seconded a motion to adjourn the meeting at 8:08 pm.