

DORAL COMMON CORPORATION

Board of Directors Meeting

Thursday, April 20th, 2023

At the Doral Colony Pool Cabana

Minutes

1. **Call to order:** A meeting of the Board of Directors of Doral Common Corporation was held on Thursday, April 20th, 2023, At the Doral Colony Pool Cabana. A quorum was declared and Jesse Jones, President, called the meeting to order at 6:01 pm.

Board Members Present: Eduardo Castro (DE), Lorenzo Di Stefano (FH), Alfonso Fernandez (FH), Jesse Jones (DC) and Scott Weisburd (DC).

Board Members absent: Alberto Rotolo, (DE)

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

2. **Entrance Project**

- Discussion and presentation by Eddie Castro and Javier Rueda from J.R. Planning.
Javier Rueda guided the Board through the plans and staging for the project. Eddie Castro explained that a design has been requested for a metal beam across the exit to replace the originally designed one in concrete. This will take less time to install since concrete needs to cure and metal does not. This will help not to disrupt traffic.

The Board asked questions about different options for the beam including getting rid of the beam and using aluminum. Mr. Rueda explained that the design is beautiful and getting rid of the beam would kill the design. Aluminum is flexible, Steel is stronger.

He went on to explain that the new guardhouse will be built while the old one is operating.

While the project is estimated to last about 6 months, the temporary guardhouse and extra guard will probably be needed for just 4 of those months. Rain may put as behind but there is nothing that can be done in that case.

- Board Discussion once the contractor left.

The Board reviewed the estimated expenses not included in the GC's proposal such as getting irrigation from the lake. Security and cameras should not be part of this project.

- Jesse Jones moved, and Alfonso Fernandez seconded a motion to set the estimated project cost at \$4,800.00/\$5,000.00 per unit to be collected by all three communities on a pro-rata basis. Jesse Jones and Manager will review the estimated contractor pricing along with other estimated cost, as well as items waiting for proposals, to arrive at the estimated total project cost, including 10% contingency. This total estimated price will be included in the agreement between the 3 communities to be drafted by the attorneys. This agreement will also include an escrow account where all moneys collected from the three communities will be deposited. Only project expenses will be funded from this account. Motion carried unanimously.

3. **Minutes:**

- Approval of the minutes of February 28th, 2023, was deferred.

4. **Old Business**

- Jesse Jones moved, and Alfonso Fernandez seconded a motion to ratify the following decisions:
 - ✓ To pay Eastern Engineering Group for the Engineering design of the metal beam for the entrance for a total of \$1,250.00.
 - ✓ To purchase 50 Windshield transponders from Meridian Logistics for a total of \$1,292.00. Motion carried unanimously.

5. **New Business**

- Jesse Jones moved, and Alfonso Fernandez seconded a motion to approve proposal from Meridian Logistics for 50 Headlamp transponders for a total of \$1,631.75. Motion carried unanimously.
- Security considerations regarding deliveries schedule and procedures were deferred.

6. **Adjournment**

- Jesse Jones moved, and Alfonso Fernandez seconded a motion to adjourn the meeting at 7:37 pm.