

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS BUDGET AMENDMENT MEETING
Monday, May 8th, 2023
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 Monday, May 8th, 2023, at the Doral Colony pool cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:07 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; Ana Martir of 9330 NW 50 Doral Circle South; Susana Petersen of 9325 NW 50 Doral Circle North; Maria Lopez of 5001 NW 93 Doral Circle East; Irma Fal of 4965 NW 93 Doral Circle East; Dexter Lee of 4961 NW 93 Doral Circle East; Florencia Spangaro of 9319 NW 50 Doral Circle North; Antonio & Teresita Otero of 5113 NW 93 Doral Way and Nelcy Vicente of 5393 NW 50 Doral Circle North.

Others Present: Javier Rueda from J.R Planning & Construction

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

2. Presentation of Entrance Project

Scott Weisburd established that the reason for the Board meeting was for the Board to consider and amend the 2023 Budget to incorporate the funding of 50% of the Doral Colony share of the estimated costs of the Entrance Project. He talked about the Entrance Project and addressed the city violation, the traffic stacking and summarized what will be done.

With the help of the Power Point presentation showing the plans for the Entrance Project, Javier Rueda, the proposed contractor for the Entrance Project, described the existing construction and layout and moved on to show the step-by-step construction process for the new Entrance Project. Mr. Rueda explained how the guardhouse will continue to operate while the new smaller, inner circle and new guardhouse are being built. Mr. Rueda continued his explanation of the process of construction of the entrance feature, drainage and paving, etc.

Homeowners asked questions related to access into the community during construction; security, including lighting and cameras; and costs associated with the Entrance Project.

Scott Weisburd explained the proposed Amendment to the Budget. The Association's share of the costs of the Entrance Project would be funded by utilizing the funds in our Reserves. To replenish those Reserves, monthly Association Dues would be increased by \$400.00 per month for six (6) months, commencing July 1, 2023. In the alternative, Homeowner's will have the option to pre-pay the total amount of \$2,400. As the Entrance Project progresses, actual costs will be determined. When preparing the 2024 Annual Budget later this year, the Board will review the Association's remaining obligations for its share of the costs of the Entrance Project and will determine the amount and timing of collection of this remaining balance from the Homeowners.

3. Laurent De Jaham Moved and Roberto Mercade seconded a motion to approve the adoption of an Amended 2023 Budget, as submitted, including a line item for the Entrance Project for \$2400.00 or \$400.00 per month increase commencing July 1, 2023. Motion carried unanimously.

4. Adjournment

Francisco Annicchiarico moved, and Mathias Sandoval seconded a motion to adjourn the meeting at 8:03 pm.