

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, August 17th, 2023
Via Zoom Video Conference

Agenda

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

2. Review of the following minutes:

A. July 6th, 2023, Board Meeting Minutes.

3. Financial Report

A. Balances as of July 31st, 2023:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$111,903.93			n/a
City National Bank - MM Account # 0742727576	\$129,936.48	2.50%	10/1/2018	n/a
Seacoast Bank (Professional Bank) MM Acc #30002024 – rate changed.	\$256,333.71	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	\$253,644.17	4.50%	2/23/2023	2/23/2024
Amerant Bank - CD Acct. #100000007692	\$253,134.09	5.12%	5/24/2023	7/24/24
New York Community Bank (Amtrust Bank) Liquid CD Acct. # 333446309024	\$250,020.82	4.00%	2/26/2023	2/26/2024

B. Status of payments of monthly dues increase of \$400.00. A total of 10 homeowners are not up to date in their payments of the increase as follows:

3 homeowners are still pending payment for the difference of \$400.00 for July and August. We continue to process their ACH for \$1,200.00 but have received no instructions to modify that nor a separate payment for the difference. Notice was sent in July and again in August.

2 homeowners have adjusted their ACH as of August but are still pending Difference of \$400.00 for July.

3 homeowners are still pending payment of \$800.00 (difference of \$400.00 for July and August). We continue to process their ACH for \$1,200.00 but they have acknowledged and announced payment and adjustment in September.

2 homeowners paid \$1600 in July but paid only \$1,200 in August.

4. Committee Reports

A. Landscaping Committee

- 1) Consideration of recommendation from the Landscaping Committee to approve the Landscape Modification Request from Eduardo Perez of 5020 NW 93 Doral Place to remove Areca Palm at his back patio.
- 2) Ratify the recommendation from the Landscaping Committee to accept proposal from Total Garden to remove leaning palm and Mahogany tree at the back of 5020 NW 93rd Doral Place for a total of \$1,300.00. The curved palm may damage the neighbor's screen enclosure and the Mahogany is a threat to the roof of the home.

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the Architectural Committee to approve the following Architectural Modification requests:
 - a) From Lourdes Prieto of 9335 NW 50 Doral Circle South to install impact windows and doors.

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the 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.)
- 2) Ratify the decision to approve proposals for additional repairs at 5051 NW 93 Doral Circle East, due to extensive damage beyond what was included in Odrasil's original proposal.
 - a) from Odrasil, \$1150.00
 - b) from M. Pierce \$1,750.00
- 3) Ratify the decision to accept the recommendation of the Maintenance Committee to approve proposal from M Pierce for roof repairs at 9344 NW 48th Doral Terrace for a total of \$2,500.00.

5. General

- A. Consideration to sign a 3-year Garbage Service Agreement with Waste Connections of Florida (the current vendor) at a reduced price of \$49,500.00 per year or \$4,125.00 per month (\$39,600.00 yearly garbage fees plus County and City fees of 25%. Annual increases of up to 5% in year 2 and year 3. Current rates fluctuate at around \$5,600.00 monthly and 2023 Budget reflects \$65,000.00.
- B. Consideration to send letter to Doral Estates Homeowner Linda Ortiz for the unauthorized use of the tennis courts and disrespect of the rules and the security officers. (Draft attached)

C. Entrance Project

- 1) Consideration of recommended Contractor
- 2) Consideration of Tri-party Agreement
- 3) Discussion of Funding of Project

6. Lease/Purchase/Occupancy Applications

A. Consideration of the following Occupancy Application:

1) Account: COL – Address: 4959 NW 93 Doral Circle East

Occupant (s): Carlos Triay & Ashley Disbrow / Owner (s): Carlos Triay & Maria Fernandez.

7. Updates

- A. High water bill was received again for the pool area. Both the pool company and a plumbing company have checked all equipment, fixtures, valves, etc. and have found nothing that could be causing the problem. A "Certified Meter Test" was requested from MDW&S who provided a credit for the overcharge.

8. Homeowners' issues

- A. After receiving a message from Mr. El Haddad about tenting for termites, we received a second message from him with an inspection report showing that there are no termites in his unit nor in the fascia board. M. Pierce conducted a re-inspection of the fascia board and confirmed their original findings that a portion of the fascia board shows termite damage. Mr. El Haddad was sent the original quote again and asked to submit a check for his portion.
- B. Bruno Manzo continues to raise concerns regarding the condition of the lake at the back of his property. Pat Reiss, Mr. Manzo and Delia met with the resort's Golf and Agronomy Directors. The Directors agreed to provide better and more frequent maintenance while a possible plan is developed to potentially open up the area to the bigger lake at the back. The Directors also looked at the condition of the lake at the end of N.W. 48th Doral Terrace and agreed to provide better and more frequent maintenance of this lake as well. They also agreed to fix the aerators and possibly add more.
- C. Mr. Mercade Jr. of 9335 NW 48 Doral Terrace asked us to address several items at his property. The trellis in front was repaired, the tree at the back was checked by the Arborist and does not need to be trimmed at this time. There is an old irrigation box that needs to be removed and Alvaro has checked a displaced short wall at the back patio and will submit a proposal.
- D. Darlene Robinson of 9340 NW 48 Doral Terrace reported a roof leak downstairs. M Pierce conducted an inspection at the unit and suggested that a plumber be called as the area is below a bathroom on the 2nd floor. Plumbers conducted the inspection and found that the leak was related to the bathroom.

9. Action Items

10. Adjournment

11. Executive session