

DORAL COLONY HOMEOWNERS ASSOCIATION

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

1. **Call to order:** A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Thursday, August 17th, 2023, via Zoom. A quorum was declared, and Scott Weisburd, President, called the meeting to order at 7:08 pm.

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

Board Members Absent: Francisco Annicchiarico, Treasurer.

Homeowners present: Armando Martir of 4963 NW 93 Doral Circle East.

Present from Management: Delia Arcelus, CAM.

2. Minutes

- A. Laurent De Jaham moved, and Martha Block seconded a motion to approve July 6th, 2023, Board Meeting Minutes. Motion carried unanimously.

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.

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved, and Roberto Mercade seconded a motion to accept the 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 at homeowner's expense. Motion carried unanimously.
- 2) Laurent De Jaham moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation from the Landscaping Committee to approve the 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. Motion carried unanimously.

B. Architectural Committee

- 1) Roberto Mercade moved, and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the Architectural Modification request from Lourdes Prieto of 9335 NW 50 Doral Circle South to install impact windows and doors. Motion carried unanimously.

C. Maintenance Committee

- 1) Martha Block moved, and Laurent De Jaham seconded a motion to 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.) Motion carried unanimously.
- 2) Martha Block moved, and Laurent De Jaham seconded a motion to 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, \$1,150.00
 - b) from M. Pierce \$1,750.00Motion carried unanimously.
- 3) Laurent De Jaham moved, and Patricia Reiss seconded a motion to 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. Motion carried unanimously.

5. General

- A. Matias Sandoval moved, and Roberto Mercade seconded a motion to approve 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.) Motion carried unanimously.

- B. Roberto Mercade moved, and Matias Sandoval seconded a motion to approve sending letter to Doral Estates Homeowner Linda Ortiz for the unauthorized use of the tennis courts and disrespect of the rules and the security officers as per attached draft including changes suggested by the Board. Motion carried unanimously.

C. Entrance Project

1) Consideration of recommended Contractor

Roberto Mercade moved, and Matias Sandoval seconded a motion to approve the recommendation of Jesse Jones for DCC to enter into a contract with Andelson Construction, qualified, licensed, insured and bondable contractor, as submitted, at \$1,066,537.00 with a concrete beam leaving one traffic lane open. This approval was supported by HOA's Legal Counsel advice that the subsequent funding procedure of this project was not in violation of HOA Declarations.

2) Consideration of Tri-party Agreement

Roberto Mercade moved, and Patricia Reiss seconded a motion to approve the Resolution as amended to include "bondable contractor" and to authorize the President and Secretary to sign the resolution and Tri-Party Agreement, provided that a contract will be signed with Andelson Construction, bondable and reputable contractor.

The Agreement is basically the same one that was presented in July, but with some important additions such as the inclusion of amounts, the obligation to fund any possible overages, the opening of an Escrow Account, the project not starting until all communities have deposited their share and the provision for all monies to be returned should the project not continue.

3) Discussion of Funding of Project

The HOA attorneys have provided an e-mail confirming their advice of the method in which the Association will fund the Project: by amending the 2023 budget for 50% of the estimated cost of the Project and then include a line item in the 2024 Budget for the remaining portion. (E-mail from the Attorneys attached to these minutes for reference).

6. Lease/Purchase/Occupancy Applications

- A. Patricia Reiss moved, and Laurent De Jaham seconded a motion to approve 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.

Motion carried unanimously.

10. Adjournment

- Matias Sandoval moved, and Martha Block seconded a motion to adjourn the meeting at 9:05 P.M.

11. Executive session. After adjournment, the Board went into Executive Session