

DORAL COLONY HOMEOWNERS ASSOCIATION

Board of Directors Meeting
Thursday, September 14th, 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, September 14th, 2023, via Zoom. A quorum was declared, and Scott Weisburd, President, called the meeting to order at 7:05 pm.

Board Members Present: Scott Weisburd, President; Martha Block, Secretary; Francisco Annicchiarico, Treasurer; Patricia Reiss, Director; and Matias Sandoval Director.

Board Members Absent: Roberto Mercade, Vice President; Laurent De Jaham, Director and Jesse Jones, Board Member Emeritus.

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

Present from Management: Delia Arcelus, CAM.

2. Review of the following minutes:

- A. Martha Block moved, and Patricia Reiss seconded a motion to approve August 17th, 2023, Board Meeting Minutes with the following amendments:
- A. 1) Landscaping modification request for removal of Areca Palm tree must read "at homeowner's expense"
- C. 1) Approval of Entrance Project Contractor, must include "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."
- Motion carried unanimously.

3. Financial Report

A. Balances as of August 31st, 2023:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$148,267.00			n/a
City National Bank - MM Account # 0742727576	\$164,162.20	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	\$253,845.82	4.25%	03/15/2023	n/a
US Century Bank – CD Acct. #10003962	\$255,210.52	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	\$254,234.84	5.12%	5/24/2023	7/24/24
New York Community Bank (Amtrust Bank) Liquid CD Acct. # 333446309024	\$250,627.69	4.00%	2/26/2023	2/26/2024

- B. The Board reviewed the 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. Management should send statement to all delinquent accounts in September, including late fees, which may be waived for those who bring their accounts up to date before the end of the month.

4. Insurance

- A. Martha Block moved, and Matias Sandoval seconded a motion to approve the Insurance Policies Renewal for 2023 – 2024 increasing the “all other perils” deductible to \$100,000 for a total of \$333,262.69. Motion carried unanimously.

5. Committee Reports

A. Landscaping Committee

- 1) Patricia Reiss moved, Martha Block seconded a motion to deny Landscaping Modification Request from Mr. Schoffel of 9314 NW 50 Doral Circle South to remove the roebellini palm in front of the arch and inform the homeowner that the Association will be trimming the fronds that are touching the roof. Motion carried unanimously.
- 2) Management to send a letter to the homeowner of 9332 NW 50 Doral Circle North requesting her to submit a request to redo the landscaping within the arch within 60 days and offering for the Association to install sod, at her expense, considering that she may not have time due to the situation with the father's health.

B. Maintenance Committee

- 1) Patricia Reiss moved, and Matias Sandoval seconded a motion to ratify the Appointment of Martha Block to the Maintenance Committee in addition to the Architectural Committee. Motion carried unanimously.
- 2) The Board addressed the lights on the palms at the entrance which are frequently off. Management explained the challenges and that a meeting had been scheduled with the vendor to discuss the matter in detail. This should be added to the Action Items.
- 3) Patricia Reiss moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve proposal from Odrasil to repair a gap between the window and the slab at the back patio of 5041 NW 93 Doral Circle East. for a total of \$1,750.00. Motion carried unanimously.
- 4) Martha Block moved, and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the proposal from M Pierce for roof repairs at 9320 NW 50th Doral Circle North for a total of \$1,550.00. Motion carried unanimously.
- 5) Martha Block moved, and Patricia Reiss seconded a motion to ratify the decision to approve proposal from M Pierce for roof repairs at 9340 NW 48th Doral Terrace for a total of \$1,250.00. Motion carried unanimously.
- 6) Martha Block moved, and Patricia Reiss seconded a motion to approve the proposal from Service One USA to repair the trellis at the back patio of 9336 NW 48th Doral Terrace

for a total of \$4,508.46. Motion carried unanimously. A meeting should be scheduled with the Maintenance Committee and the contractor to discuss the details.

7) Consideration of proposals to repair short wall at the back of 9335 NW 48 Doral Terrace from Odrasil for a total of \$7,475.00 and Service One for a total of \$3250.00 was tabled until the Maintenance Committee can meet with Service One to discuss the proposed work.

8) Patricia Reiss moved, and Martha Block seconded a motion to approve proposal to remove the plants and brush growing among the rocks on the lake wall behind Doral Circle East, pressure wash those rocks and lake wall as well as the lake walls behind Doral Circle North and Doral Way from EZ Brizzy for a total of \$6,500.00. Motion carried unanimously.

9) Martha Block moved, and Matias Sandoval seconded a motion to approve invoice from Luis Irrigation to repair the pump on Phase 1, that was damaged by lightning, for a total of \$2,670.00. Motion carried unanimously.

6. Lease/Purchase/Occupancy Applications

A. Martha Block moved, and Matias Sandoval seconded a motion to ratify the following Purchase Application:

1) Account: COL – Address: 4953 NW 93 Doral Place

Buyer (s): Brigetek, Inc.

C/O Jose Balerdi

Owner (s): Kilderkin Florida, Inc.

C/O John & Selma Lloyd

Motion carried unanimously.

7. Updates

A. Entrance Project

Scott Weisburd informed the Board that the attorney for DCC is working on the contract with the General Contractor. We are also waiting for comments from the Fairway Homes attorney regarding the Tri-Party agreement. The contractor has indicated that he can start within 30 days after signing the contract.

8. Homeowners' issues

A. Management to schedule a meeting with Mr. Schoeffel of 9313 NW 50 Doral Circle South, the roofer and Larry and/or Martha to discuss his dispute about the proposal to replace the fascia board that is damaged by termites.

10. Adjournment

➤ Francisco Annicchiarico moved, and Matias Sandoval seconded a motion to adjourn the meeting at 8:30 pm.

11. Executive session

The Board went into Executive Session