

DORAL COLONY HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Thursday, July 6th, 2023

Via Zoom Video Conference

Minutes

1. **Call to order:** A meeting of the Board of Directors of Doral Common Corporation was held on Thursday, July 6th, 2023, via Zoom. A quorum was declared, and Scott Weisburd, President, called the meeting to order at 7:03 pm.

Board Members Present: Scott Weisburd, President; Martha Block, Secretary; Roberto Mercade, Vice President; Francisco Annicchiarico, Treasurer; Patricia Reiss, Director; Matias Sandoval Director; and Laurent De Jaham, Director.

Board Members absent: Jesse Jones, Board Member Emeritus.

Homeowners present: Armando Martir of 4963 NW 93 Doral Circle East and Eduardo Perez of 5020 NW 93 Doral Place.

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

1. Review of the following minutes:
 - A. Laurent De Jaham moved, and Matias Sandoval seconded a motion to approve the Minutes of the April 27th, 2023, Board Meeting. Motion carried unanimously.
 - B. Martha Block moved, and Laurent De Jaham seconded a motion to approve the Minutes of the May 8th, 2023, Budget Amendment Meeting. Motion carried unanimously.

2. Financial Report

A. Balances as of May 31st, 2023:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$35,467.38			n/a
City National Bank - MM Account # 0742727576	\$35,322.74	2.50%	10/1/2018	n/a
Professional Bank MM Acc #30002024 – rate changed.	\$253,756.97	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	\$250,845.60	4.50%	2/23/2023	2/23/2024
New York Community Bank (Amtrust Bank) Liquid CD Acct. # 333446309024	\$250,020.82	4.00%	2/26/2023	2/26/2024

- B. Roberto Mercade moved, and Laurent De Jaham seconded a motion to approve 2022 Financial Audit Draft as prepared by the CPA. Motion carried unanimously.

Treasurer Francisco Annicchiarico reported on the telephone conference call with the CPA. There were minor questions about accounting practices. CPA seemed very thorough with specific thoughts on the auditing standards. The Treasurer was pleased to see the changes reflected in the final report.

3. Committee Reports

A. Landscaping Committee

- 1) Patricia Reiss moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the proposal from Total Garden to clean the palms in the community for a total of \$9,300.00. Motion carried unanimously.
- 2) Patricia Reiss moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the Landscaping Modification request from Rafael Figueroa of 5030 NW 30 Doral Place to remove 5 palm trees at the back patio in order to install a screen enclosure, all at the Homeowner's expense. Motion carried unanimously.

Committee Chair Pat Reiss stated that she was pleased with the newly planted trees in the Community, as well as the trimming of the palms. She is impressed with the work by Total Garden.

B. Architectural Committee

- 1) Laurent De Jaham 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 Larry & Ninfa Riley of 5071 NW 93 Doral Circle East to replace kitchen and garden windows with impact windows. Motion carried unanimously.

C. Maintenance Committee

- 1) Roberto Mercade moved, and Matias Sandoval seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the following roof repair proposals from M Pierce:

Address	Total
9324 NW 48 Doral Terrace	\$3,170.00
5070 NW 93 Doral Place	\$1,560.00
9323 NW 50 DCS	\$1,850.00
5109 NW Doral Way	\$1,130.00
9314 NW 50 DCS	\$2,720.00

Motion carried unanimously.

- 2) Patricia Reiss moved, and Roberto Mercade seconded a motion to ratify the recommendation of the maintenance committee to approve proposal from Odrasil to repair cracked wall on the east side of garage at 9340 NW 48 Doral Terrace for a total of \$575.00. Motion carried unanimously.
- 3) Consideration of the recommendation of the maintenance committee to approve 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. Was deferred.
- 4) Roberto Mercade moved, and Matias Sandoval seconded a motion to approve the proposal from Emilio's Painting to soft wash flat roofs and pressure wash downspouts and scupper boxes on Phase 2, for a total of \$4,690.00 (\$70.00 per house). Motion carried unanimously.
- 5) Laurent De Jaham moved, and Martha Block seconded a motion to approve proposal from Diamond Paving for asphalt repairs, speed bump painting and guest parking areas re-striping for a total of \$2,950.00. Motion carried unanimously.

5. General

- A. Consideration of the "Resolution to Authorize an Agreement" for the purpose of constructing the Entrance Project and Authorization to execute the Multi-party "Agreement for Construction of Shared Entrance Feature". Was tabled.

President Scott Weisburd updated the Board on the information he had. On the financial side, all 3 communities have approved the funding and may have the funds in a month or so. During this time, Jesse Jones, President of the DCC reached out to the attorney to draft an Agreement to be entered into by all 3 Communities together with the DCC, relating to the Project. During the conversation, the attorney brought up that the Contract would be by a licensed, insured contractor together with a performance bond. As the proposed Contractor is not able to provide a Bond, proposals have been requested from 4 different bonded contractors. Once obtained, the DCC Board will review these proposals and make a final determination as to selection of a Contractor for the Project.

At the Colony Board, we feel comfortable tabling the signing of the documents until proposals are obtained, a final decision is made regarding the Contractor and there is a start date.

- B. Laurent De Jaham moved, and Matias Sandoval seconded a motion to approve sending an updated communication to all Homeowners regarding the status of the Entrance Project. Motion carried unanimously.
- C. Laurent De Jaham moved, and Martha Block seconded a motion to deny the request from Doral Estates Board Member, Gustavo Mola, to convert one of the Tennis Courts into Pickleball Courts. Motion carried unanimously.
- D. Consideration to send message regarding the status of the roof repairs after the rains as per Larry's suggestion was deferred until after the rainy season.
- E. Laurent De Jaham moved, and Roberto Mercade seconded a motion to approve communication to Doral Estates Board regarding: (i) unauthorized use of Doral Colony Tennis Court; (ii) offensive language used by Doral Estates Homeowners with Security

Guards; and (iii) request that their Board send communication to their Homeowners regarding both of the foregoing with copy to Doral Colony Management Company. Motion carried unanimously.

6. Lease/Purchase Applications

A. Matias Sandoval moved, and Larry De Jaham seconded a motion to ratify the approval of the following Purchase Application:

Account: COL907- Address: 9336 NW 50th Doral Circle North
Buyer(s): Hero Business Group, LLC C/O Avelino Hernando & Lilia Lopez
Seller(s): CP Doral, LLC C/O Maria Fabiola Crespo.

Motion carried unanimously.

8. Action Items were reviewed by the Board.

9. Homeowners' issues

- A. Management to request that the roofer address the issue brought up by Mr. El Haddad about the damage to the fascia board not being due to termites.
- B. Management to discuss with Jesse about requesting a meeting with the resort to address the situation brought up again by Mr. Manzo with regards to the area at the back of his home at 5134 NW 93 Doral Way

10. Adjournment

- A. Francisco Annicchiarico moved, and Patricia Reiss seconded a motion to adjourn the meeting at 8:33 pm. Motion carried unanimously.

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