

DORAL COLONY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Thursday, November 16th, 2023, at 7:00 pm
At the Doral Colony Pool Cabana

Agenda

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

2. Review of the following minutes:

A. September 14th, 2023, Board Meeting Minutes.

3. Financial Report

A. Balances as of October 31st, 2023:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$452,606.41	--	--	n/a
City National Bank - MM Account # 0742727576	\$9,502.58	2.50%	10/1/2018	n/a
Seacoast Bank (Professional Bank) MM Acc #30002024 – rate changed.	\$258,880.63	4.00%	2/23/2023	n/a
First Horizon Bank MM Acct. #220006049981	\$106,439.77	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	\$255,340.38	5.12%	5/24/2023	7/24/24

B. Consideration and adoption of the 2024 budget.

C. Consideration to move expenses for a total of \$27,470.00 from the Operating Account to the Reserves account as follows:

Service One US,	1,900.00	Purchase of lights for palm trees		
Odrasil, Inc	3,507.50	balcony work at 5117 NW 93 Doral Way		
Odrasil, Inc	1,667.50	balcony hand rail at 5109 NW 93 Doral Way.		
Golden Island S,	1,360.00	Removal of old alarm boxes		
Service One US,	2,527.54	Pergola repair at 9335 NW 48th Terrace		
Service One US,	2,527.54	Balcony railings at 9340 NW 48 Doral Terrace		
Odrasil, Inc	1,610.00	Water proof planter at 9327 NW 48 Doral Terrace		
Odrasil, Inc	4,140.00	Repair wall by semi circular window at 5051 NW 93DCE		
Odrasil, Inc	2,530.00	Spalling on the left side of kitchen window at 5071 NW 93 DCE.-		
	21,770.08	To Miscellaneous Reserves		
McGrath Pool	5,700.00	\$2980.00 TO POOL EQUIPMENT AND THE REST TO MISCELLANEOUS RESERVES		
	24,750.00	Total to Miscellaneous Reserves		
	27,470.08			

- D. Ratify decision to conduct the following operations to pay for the Insurance Renewal and the Doral Colony share for the Entrance project as follows:
 - 1) Close the Liquid C/D at Amtrust (NY Bank) in the amount of \$255,996.59 and deposit into the Operating Account at City National Bank
 - 2) Transfer \$150,000.00 from the MM account at First Horizon Bank to the Operating Account at City National Bank
- E. Status of payments of monthly dues increase of \$400.00. A total of 4 homeowners are not up to date in their payments of the increase.

4. Committee Reports

A. Landscaping Committee

- 1) Consideration of Landscaping Modification Request from Mr. Vazquez of 9320 NW 48 Doral Terrace to replace plants in the raised planters in front of the property.
- 2) Ratify approval of the following proposals from My Lawn Service:
 - a. to install 7 Ground Orchids, between 9340 & 9344 Doral Circle North, at a price of \$550.00.
 - b. to install 1 Shooting Star (Starburst) between 4965 & 4963 Doral Circle East at a price of \$417.00.
 - c. to remove all existing plants and install new ones along the sidewall of 5031 NW 93 Doral Circle East at a price of \$2,807.00.
 - d. to install 1 Pallet of Palmetto sod at 5041 Doral Circle East & 9331 Doral Circle South, at a price of \$525.00.
 - e. Proposal to remove dead & sick Xanadu at 9316 Doral Circle North and install Giant Liriope, add sod; center Island install 14 Crotons Petra & remove dead Xanadu and install Giant Liriope and 10 pieces of Palmetto sod, at a price of \$1,038.00.
- 3) Ratify the decision to install mulch in the community at a price of \$11,200.00.

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 9316 NW 50 Doral Circle North to install impact garage doors.
 - b. From Carlos Triay of 4959 NW 93 Doral Circle East to install new tiles at his back patio.

C. Maintenance Committee

- 1) Ratify the decision to accept the proposal from Odrasil to repair the short wall at the back of 9335 / 9339 NW 48 Doral Terrace for a total cost of \$7,475.00. (Tabled at the last meeting)
- 2) Consideration of proposals to pressure wash roofs.
- 3) Consideration of proposals to pressure wash units.
- 4) Ratify the decision to approve the proposal from M. Pierce Roofing to repair a leak in the living room at 5117 NW 93 Doral Way for a total of \$1,200.00.
- 5) Consideration of proposals from Service One USA to check all trellises on phase one at a cost of 250.00.

- 6) Consideration of proposals to pressure wash units and soft wash roofs, as per the attached chart:

COMPARISON CHART		
Del Valle Painting	Price	Total
Soft wash Roofs	\$37,410	\$48,080
Pressure wash units	\$10,670	
Geovanny's Painting		\$60,470
Soft wash Roofs	\$38,970	
Pressure wash units	\$21,500	
Diamond Paving		\$83,950
Soft wash Roofs	\$48,950	
Pressure wash units	\$35,000	

5. General:

A. Consideration to hold a Party for the Doral Colony Residents.

B. Lease/Purchase/Occupancy Applications

1) Ratification of the following Lease Application:

a. Account: COL405 – Address: 4957 NW 93 Doral Place

Lessee(s): Laura Romero & Omar Gonzalez / Lessor(s): Yimis & Silvia Lugo

7. Updates

A. Entrance Project.

B. Lights on tall palms were removed as they were severely damaged.

8. Homeowners' issues

2 Landscaping modification requests are incomplete: from Lopez @ 5011 NW 93 Doral

9. Action Items

10. Adjournment

11. Executive Session