

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

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

Minutes

1. **Call to order:** A meeting of the Board of Directors of the Doral Colony Homeowners Association was held on Thursday, November 16th, 2023, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:04 pm.

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

Board Members Absent: Matias Sandoval, Director.

Homeowners Present: John & Tatiana Kubacki, from 9327 NW 48 Doral Terrace; Ryan Matheu & Angela Otero, from 5011 NW 93 Doral Circle East; Antonio & Teresita Otero, from 5113 NW 93 Doral Way; Bruno Manzo, from 5133 NW 93 Doral Way; Rafael Samlut, from 9315 NW 48 Doral Terrace; Eduardo Perez, from 5020 NW 93 Doral Place; Oscar & Nelcy Vicente, from 9353 NW 50 Doral Circle North; and Sergio Cordon, from 4945 NW 93 Doral Place.

Present from Management: Delia Arcelus, CAM.

2. **Review of the following minutes:**

A. Laurent De Jaham moved, and Martha Block seconded a motion to approve the September 14th, 2023, Board Meeting Minutes. Motion carried unanimously.

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. Francisco Annichiarico moved, and Roberto Mercade seconded a motion to place the funds from the maturing CD at U.S. Century Bank on another CD at the same bank for 9 months at 5.15%. Motion carried unanimously.

- C. Roberto Mercade moved, and Laurent De Jaham seconded a motion to adopt the 2024 budget as presented at \$1,600.00 per unit per month. Motion carried unanimously.
- D. Martha Block moved, and Francisco Annicchiarico seconded a motion to move expenses for a total of \$27,470.00 from the Operating Account to the Reserves account, contingent on CPA recommendation, 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				

Motion carried unanimously.

- E. Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to ratify the decision to conduct the following operations to pay for the Insurance Renewal and the Doral Colony share of the Entrance project as follows:

- 1) Close the Liquid C/D at Amtrust (NY Bank) in the amount of \$255,996.59 and deposit it 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

Motion carried unanimously.

- F. 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) Patricia Reiss moved, and Martha Block seconded a motion to approve a Landscaping Modification Request from Mr. Vazquez of 9320 NW 48 Doral Terrace to replace plants in the raised planters in front of the property, conditional to running a water test on the planters before installation of new plants. Motion carried unanimously.
- 2) Patricia Reiss moved, and Laurent De Jaham seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve 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.

Motion carried unanimously.

- 3) Patricia Reiss moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the proposal from My Lawn Service to install mulch in the community at a price of \$11,200.00. Motion carried unanimously.

B. Architectural Committee

- 1) Laurent De Jaham moved, and Roberto Mercade seconded a motion to 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.

Motion carried unanimously.

C. Maintenance Committee

- 1) Laurent De Jaham moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve 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). Motion carried unanimously.

- 2) Laurent De Jaham moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee 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. Motion carried unanimously.

- 3) Laurent De Jaham moved, and Roberto Mercade seconded a motion to approve the proposal from Service One USA to check all trellises on phase one at a cost of 250.00. Motion carried unanimously.

- 4) Consideration of proposals to pressure wash units and soft wash roofs was deferred.

- 5) Larry De Jaham informed of his conversation with the roofer about flat roofs showing bubbles and Steve's suggestion to redo all flat roofs with a silicone coating. Larry requested for a quote to be obtained from M. Pierce.

5. **General:**

- A. The Board decided not to hold a party before the holidays and select a date in the new year. Teresita Otero and Nelcy Vicente volunteered to help.

B. Lease/Purchase/Occupancy Applications

- 1) Roberto Mercade moved, and Patricia Reiss seconded a motion to ratify the decision to approve the following Lease Application:
 - a. Account: COL405 – Address: 4957 NW 93 Doral Place
Lessee(s): Laura Romero & Omar Gonzalez / Lessor(s): Yimis & Silvia Lugo

Motion carried unanimously.

6. **Updates**

A. Entrance Project

- 1) Jesse Jones informed that the contractor would start within 30 days of the filing of the Notice of Commencement which should happen in the next few days.
- 2) Scott Weisburd informed that Jesse Jones, Eddie Castro and Delia Arcelus will take the lead of the project. If it is determined that a project manager is needed, that will be done.

B. Holiday Lights

Scott Weisburd explained that the Lights on the tall palms were removed because they were frequently damaged by the dead palm fronds falling on them.

7. **Adjournment:** Francisco Annichiarico moved, and Roberto Mercade seconded a motion to adjourn the meeting at 8:14 pm.
8. **Executive Session:** The Board moved into executive session after the meeting was adjourned.