

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, February 8th, 2024, 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, February 8th, 2024, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:00 pm.

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

Board Members Absent: Jesse Jones, Board Member Emeritus.

Homeowners Present: Armando J. Martir, from 4963 NW 93rd Doral Circle East, and Bruno Manzo from 5133 NW 93 Doral Way, Doral, FL 33178

Present from Management: Delia Arcelus, CAM, and Laura Esquivel, Assistant Property Management.

2. **Minutes**

A. Martha Block moved, and Laurent De Jaham seconded a motion to approve the minutes of the January 11th, 2024, Board Meeting. Motion carried unanimously.

3. **Financial Report**

A. Balances as of December 31st, 2023:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$27,380.21			n/a
City National Bank - MM Account # 0742727576	\$115,642.84	2.50%	10/1/2018	n/a
Seacoast Bank (Professional Bank) MM Acc #30002024 – rate changed.	\$260,583.30	4.00%	2/23/2023	n/a
First Horizon Bank MM Acct. #220006049981	\$107,198.42	4.25%	03/15/2023	n/a
US Century Bank – CD Acct. #10003962	\$258,967.10	5.15%	11/6/2023	08/6/2024
Ocean Bank CD - Acct. #252541068728	\$250,000.00	5.00%	11/23/2023	2/23/2024
Ozarks Bank - CD Acct. #6901969113	\$259,304.05	4.50%	2/23/2023	03/23/2024
Amerant Bank - CD Acct. #100000007692	\$258,613.67	5.12%	5/24/2023	7/24/24

B. Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to approve signing the engagement letter from Gerstle, Rosen & Goldenberg, CPA for the 2023 and 2024 Audit and taxes for \$4,200.00 per year (approved 2024 Budget amount). Motion carried unanimously.

C. Management to stay on top of rates at maturity for the Board to consider options.

4. Committee Reports

A. Architectural Committee

- 1) Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the request from Mr. Balerdi of 4953 NW 93 Doral Place, to install impact windows and doors. Motion carried unanimously.

B. Landscaping Committee

- 1) Patricia Reiss moved, and Laurent De Jaham seconded a motion to hire Ez Brizzy to spray aquatic herbicide along rocks in the back of the lake to prevent unwanted weeds and maintain a clean appearance, from 5071 Doral Circle East to 4959 and also from 9319 to 9313 NW 48 Doral Terrace but request proposal for the service to be done quarterly. Motion carried unanimously.
- 2) Patricia Reiss moved, and Roberto Mercade seconded a motion to send the letter regarding the Sugarcane Mosaic Virus to the community. Motion carried unanimously.
- 3) Quotes to be obtained from Action Sod to replace the affected sod once the area measurements are determined.

C. Maintenance Committee

- 1) Laurent de Jaham moved, and Roberto Mercade seconded a motion to replace the drinking water fountain at the pool with Elkay model EZS8L un-filtered and refrigerated at a price of \$599.99. Motion carried unanimously. Management to take care of installation.
- 2) Laurent de Jaham moved, and Roberto Mercade seconded a motion to ratify the decision to approve the proposal from M. Pierce for the following roof repairs:
 - a. 9344 NW 50th Doral Circle North, at a price of \$3,000.00.
 - b. 5133 NW 93rd Doral Way, at a price of \$1,800.00.

Motion carried unanimously.

- 3) Martha Block moved and Patricia Reiss seconded a motion to approve the following proposals from Odrasil:
 - a. Removal of trellis in the interior garden for 9327 NW 48th Doral Terrace at a price of \$1,840.00
 - b. Repair wall crack for 9323 NW 50 Doral Circle South at a price of \$2,990.00.

Motion carried unanimously.

5. Lease/Purchase/Occupancy Applications

A. Roberto Mercade moved and Matias Sandoval Seconded a motion to ratify the decision to approve the following Occupancy Application:

- 1) Account: COL – Address: 9311 NW 50th Doral Circle South
Occupant (s): Christopher Mesa
Owner (s): Marta Rodriguez, Antonio Otero & Teresita Otero

Motion carried unanimously.

6. Action Items

7. Updates

A. Doral Estates entrance project.

B. Washing of roofs and Walls

1) Del Valle Painting to submit a proposal to touch up paint as needed after the washing.

Bruno Manzo asked when the roofs would be replaced.

Scott Weisburd explained the problems associated with that including money, the kind of roofs, paint, driveways. A possible loan, interest, etc.

C. Seal Coating of Community Roads will be done after the pressure washing is finished.

D. Annual Meeting Preparations.

1) Management to send financial presentation draft to the Treasurer.

2) Laurent de Jaham moved, and Roberto Mercade seconded a motion to approve the proposal from Party Rental Group, for Chairs and AV Equipment rental for \$693.25 as well as the catering estimate up to \$2,000.00. Motion carried unanimously.

8. Adjournment

Roberto Mercade moved, and Matias Sandoval seconded a motion to adjourn the meeting at 8:05 PM. Motion carried unanimously.