

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, April 18th, 2024, 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. March 7th, 2024, Board Meeting Minutes.

3. Financial Report

A. Balances as of March 31st, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$144,816.63			n/a
City National Bank - MM Account # 0742727576	\$248,534.46	2.50%	10/1/2018	n/a
Seacoast Bank (Professional Bank) MM Acc #30002024 – rate changed.	\$261,452.85	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%	02/23/2024	08/23/2024
Ozarks Bank - CD Acct. #6901969113	\$250,000.00	5.00%	2/23/2023	04/22/2025
Amerant Bank - CD Acct. #100000007692	\$261,920.62	5.12%	5/24/2023	7/24/24

B. Ratify the decision to renew the CD Account with Ozark for 13 months at a rate of 5% APY.

C. Ratify the decision to move \$117,145.41 from City National Bank Money Market account to First Horizon Bank instead of the \$100,000.00 approved at the last Board Meeting and deposit also \$12,165.37 from Bank Ozk and \$12,500.00 from Ocean Bank - interest after renewal of c/ds.

D. Ratify the decision to approve the 2023 audit and taxes as prepared by the CPA including the payment of \$7,270.00 in taxes (\$2,022.00 advance paid before y/e 2023 and \$5,259.00 paid when filing).

4. General

A. Consideration of resignation from Larry De Jaham.

B. Consideration of appointment to fill the vacancy created by the resignation of Larry De Jaham.

5. Committee Reports

A. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the Architectural Committee to approve the following requests from Yimis Lugo for 9344 NW 50 Doral Circle North
 - a) to replace all windows and doors with an impact bronze frame's full view glass.
 - b) to install non-slippery pavers in the pool area on top of existing pavers.

B. Landscaping Committee

- 1) Ratify the decision to accept the recommendation of the Landscaping Committee to approve the request from Ms. and Mr. Aldecoa for 9319 NW 48 Doral Terrace to replace plants on the two raised planters located (a) in front of the house, (b) in the corner of the house and driveway; (c) and another one on the side of the entrance door.
- 2) Update on Mosaic Virus

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the following proposals from M Pierce:
 - a) To install Silicone Roof Coating to the entire flat roof at the following addresses:
 1. 5010 NW 93 Doral Place at a total price of \$3,750.00.
 2. 5109 NW 93 Doral Way at a total price of \$3,000.00.
 3. 9323 NW 50 Doral Circle South at a total price of \$4,500.00.
 4. 9338 NW 50 Doral Way at a total price of \$7,800.00.
 - b) Roof Repair at 9319 NW 50 Doral Circle South at a total price of \$2,650.00
 - c) Roof Repair at 5020 NW 93 Doral Place at a total price of \$1,850.00
- 2) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the proposal from Alsar Construction Corp for balcony repair at 5133 NW 93rd Doral Way at a total price of \$1,955.00.
- 3) Consideration of the following proposals to paint mailboxes (2 doubles and 3 singles) including three bases of single cabinets and change all numbers:
 - a) Picasso Painting Corp for a total price of \$5,200.00.
 - b) Del Valle Painting for a total price of \$4,160.00
 - c) Vicente Pacheco for a total price of \$1,055.00 – not stripping all paint but only paint that is peeling.
- 4) Consideration of proposal from Del Valle Painting to provide labor to touch-up houses after soft washing at a total price of \$3,870.00.
- 5) Consideration of proposal from del Valle Painting to paint ten (10) double garage doors at a price of \$2,000.00. (Picasso Painting painted 37 units in 2023 at a price of \$450.00 per double door and \$260.00 per single door.)
- 6) Consideration of Proposal from Quick Clean for storm drain cleaning for a total price of \$1700.00.
- 7) Consideration of proposals to replace the front door at 9321 NW 50 Doral Circle North as follows:

- a) Odrasil to replace the front door with a fiberglass double door, impact-rated, PVC frame, and moldings at 9321 NW 50th Doral Circle North at a total price of \$3,869.38.
 - b) Service One USA to replace the front door with a new fiberglass 6-panel double door and frame at a total price of \$3,325.00.
- 8) Consideration of proposal from Ivan Rios (Florida Umbrella Repairs and Sales) to replace four (4) umbrellas at the pool area at a price of \$510.00 each. Color must be determined.
- 9) Consideration of the proposal from Ivan Rios (Florida Umbrella Repairs and Sales) to replace the fabric on the pool furniture at a price of \$ 65.00 for each chair and \$ 147.00 for each lounge chair. Currently, the material is damaged in only 3 chairs and 4 lounge chairs. The vendor says that the furniture itself is very good but the fabric is old and may soon get damaged. He suggests updating all of them and considering a new color.

6. Lease/ Purchase/Occupancy Application

A. Ratify the decision to approve the following Purchase Application:

- 1) Account: 9344 NW 50th Doral Circle North
Buyer: Yimis Lugo
Seller: Thomas Kendall & Delia Kendall

B. Ratify the decision to approve the following Occupancy Application:

- 1) Account: COL – 9324 NW 50 Doral Circle North
Occupant: Vivian Rosenberg
Owner: Francisco Annicchiarico

7. Action Items

8. Updates

- A. Doral Estates entrance project.
- B. Changes in Doral Estates Board and whether these changes affect the project.
- C. Report on new color palettes used in Fairways Homes and their results.
- D. Determination of color of umbrellas for the pool area
- E. Finishing job at 4961 (Lee)

9. Adjournment

10. Executive Session