

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, April 18th, 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, April 18th, 2024, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:03 pm.

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

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

2. **Minutes**

A. Roberto Mercade and Francisco Annicchiarico seconded a motion to approve the minutes of the March 7th, 2024, Board Meeting. Motion carried with the opposing vote of Francisco Annicchiarico.

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. Roberto Mercade moved, and Francisco Annicchiarico' seconded a motion to ratify the following decisions:

1) to renew the CD Account with Ozark for 13 months at a rate of 5% APY.

- 2) 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.
- 3) 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).

Motion carried unanimously.

4. General

- A. Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to accept the resignation of Larry De Jaham from the Board of Directors and thank him for his contribution to the community during his 18 years of service. Motion carried unanimously.
- B. Roberto Mercade moved, and Patricia Reiss seconded a motion to appoint Bruno Manzo to the Board of Directors to fill the vacancy created by the resignation of Larry De Jaham. Motion carried unanimously.
- C. Management to send letter to the community announcing Larry's resignation and Bruno's appointment.

5. Committee Reports

A. Architectural Committee

- 1) Matias Sandoval moved, and Francisco Annicchiarico' seconded a motion to 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.

Motion carried unanimously.

B. Landscaping Committee

- 1) Patricia Reiss moved, and Francisco Annicchiarico seconded a motion to 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. Motion carried unanimously.
- 2) Patricia Reiss informed that the grass replaced due to the Mosaic Virus is doing well with changes made to the irrigation schedule and residents cooperating.
- 3) Management to ask Green Island to spray the palms on both sides of the entrance to prevent Lethal Bronzing.

C. Maintenance Committee

- 1) Martha Block moved and Roberto Mercade seconded a motion to 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, to be paid from Reserves:
 - 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) To repair roof leak at 9319 NW 50 Doral Circle South at a total price of \$2,650.00.
- c) To repair roof leak at 5020 NW 93 Doral Place at a total price of \$1,850.00.

Motion carried unanimously.

- 2) Patricia Reiss moved, and Roberto Mercade seconded a motion to 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. Motion carried unanimously.
- 3) Consideration of proposals to paint mailboxes was deferred until clearance is obtained from the Post Office.
- 4) Martha Block moved and Matias Sandoval seconded a motion to approve the proposal from Del Valle Painting to provide labor to touch-up houses after soft washing at a total price of \$3,870.00 subject to checking a few homes to determine if it is the best option. Motion carried unanimously.
- 5) Consideration of proposal from del Valle Painting to paint garage doors was not approved. The committee will determine the doors to be painted and a proposal must be obtained from Picasso painting.
- 6) Martha Block moved and Patricia Reiss seconded a motion to approve the proposal from Quick Clean for storm drain cleaning for a total price of \$1700.00. Motion carried unanimously.
- 7) Martha Block moved and Patricia Reiss seconded a motion to approve up to \$3,869.38 to replace the front door at 9321 NW 50th Doral Circle North with a fiberglass 6 panel double door, impact-rated, PVC frame, and moldings. Vendor to be determined after meeting with Service One USA. Motion carried unanimously.
- 8) Roberto Mercade moved, and Matias Sandoval seconded a motion to approve the proposal from Ivan Rios (Florida Umbrella Repairs and Sales) as follows:
 - a) to replace four (4) umbrellas in the pool area at a price of \$510.00 each. Fabric to be the same turquoise color as the existing umbrellas.
 - b) to replace the fabric on 3 pool chairs at a price of \$ 65.00 each and 4 lounge chairs at a price of \$ 147.00 each.Motion carried unanimously.

6. Lease/ Purchase/Occupancy Application

- A. Roberto Mercade moved, and Matias Sandoval seconded a motion to ratify the decision to approve the following Purchase Application:

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

Motion carried unanimously.

- B. Martha Block moved and Patricia Reiss seconded a motion to ratify the decision to approve the following Occupancy Application:

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

Motion carried unanimously.

7. Action Items

8. Updates

- A. Jesse Jones updated the Board on the progress of the entrance project: There will be a meeting next week to go over where we are on the schedule as well as funding and what remains to be done.
9. Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to adjourn the meeting at 9:05 pm.