

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, August 15th, 2024, at 7:00 pm
Via Zoom Video Conference

Agenda

1. **Call to order:** A meeting of the Board of Directors of the Doral Colony Homeowners Association was held on Thursday, August 15th, 2024, via Zoom video conference. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:07 pm.

Board Members Present: Scott Weisburd, President; Roberto Mercade, Vice-President; Patricia Reiss, Director; Matias Sandoval; Bruno Manzo, Director; Laurent de Jaham, Board Member Emeritus and **Francisco Annicchiarico, Treasurer joined the meeting later.**

Board Members Absent: Martha Block, Secretary.

2. Review of the following minutes:

A. July 17th, 2024, Board Meeting Minutes.

3. Financial Report

A. Balances as of July 31st, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$26,524.83			n/a
City National Bank - MM Account # 0742727576	\$230,919.36	2.50%	10/1/2018	n/a
Seacoast Bank (Professional Bank) MM Acc #30002024 – rate changed.	\$265,710.18	4.00%	2/23/2023	n/a
First Horizon Bank MM Acct. #220006049981	\$249,009.20	5.05%	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	\$253,100.42	5.00%	2/23/2023	04/22/2025
Amerant Bank - CD Acct. #100000007692	\$265,306.00	5.12%	5/24/2023	7/24/24

B. Patricia Reiss moved, and Bruno Manzo seconded a motion to ratify the decision to invest funds from the maturing CD at US Century Bank in the amount of **\$267,786.09** to the ICS account (liquid funds) at First Horizon Bank at 4.5%. Motion carried unanimously.

C. Roberto Mercade moved, and Bruno Manzo seconded a motion to ratify the decision to sign a representation letter from Gerstle, Rosen & Goldenberg, P.A. for the 2023 Audit. Motion carried unanimously.

4. Committee Reports / Changes to Committee Chairs

Bruno Manzo Chair of Maintenance and Architectural Committee

A. Landscaping Committee

B. Maintenance Committee

- 1) Bruno Manzo moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the following roof leak repair proposals from M Pierce.

- a) 5117 NW 93rd Doral Way (Jones) at a total price of \$3,000.00 for two leaks.
- b) 9333 NW 50th Doral Circle North at a total price of \$2,800.00 to repair a leak in the living room. (This amount was approved at the last Board meeting for 9320 NW 50 Doral Circle North. It was a mistake by the roofer. The correct address should have been 9333 NW 50 Doral Circle North. This has since been corrected and a new proposal for 9320 has been submitted.)
- c) Repair roof and Install silicone coating at 9320 NW 50 Doral Circle North at a total price of \$4,500.00. To be paid from Roof Reserves.
- d) roof repair at 5113 NW 93 Doral Way for a total price of \$1800.00
- e) roof repair at 4963 NW 93rd Doral Circle East for a total price of \$1,800.0

Motion carried unanimously.

- 2) Consideration of proposal from Pesky Critters to install traps for racoons as follows:

- \$175.00 to place as many traps as needed in the community.
- \$175.00 per animal trapped.
- If a trap is stolen, they also charge \$175.00.

C. HOA Documents Committee Report

5. Lease/Purchase/Occupancy Application

- A. Matias Sandoval moved, and Bruno Manzo seconded a motion to waive the right of first refusal for the following Lease Application
- Address: 9331 NW 48th Doral Terrace
Lessee: Cosimo Annese, Andreina Carrilo, Sophia Casas and Manuel Casas
Lessor: Eduardo J Mathison

Motion carried unanimously.

6. General

- A. Consideration of Reserve Study Proposals was tabled.

COMPANY	FEE
PM+Reserves	\$ 3,700.00
Reserve Study Institute, LLC	\$ 4,625.00
Association Reserves	\$ 4,630.00

B. New law affecting homeowners' associations.

- C. Consideration of letter to be sent to the community announcing that the association governing documents are already on the website.

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D. Matias Sandoval moved, and Roberto Mercade seconded a motion to deny letter received from AT&T to upgrade the existing infrastructure to a new state of the art fiber to the home network for the community. Motion carried unanimously.

E. Review of vacation form.

7. Action Items

8. Updates

9. Adjournment

10. Executive Session