

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
Wednesday, July 17th, 2024, at 7:00 pm
Via Zoom Video Conference

Agenda

1. Call to order, Roll Call, and Determination of Quorum.
2. Review of the following minutes:
 - A. June 13th, 2024, Board Meeting Minutes.
3. Financial Report
 - A. Balances as of June 30th, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$43,109.23			n/a
City National Bank - MM Account # 0742727576	\$217,782.01	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	\$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	\$250,000.00	5.00%	2/23/2023	04/22/2025
Amerant Bank - CD Acct. #100000007692	\$264,160.44	5.12%	5/24/2023	7/24/24

- B. Ratify the decision to transfer \$124,544.01 from the Operating Account to the Reserve account to repay the money paid from Reserves for the Entrance Project. This amount is for the money collected from Homeowners, from January through June 2024. Monthly transfers have been scheduled for July through December.
- C. Consideration of investing funds on maturing CD at Amerant Bank as follows:
 - 1) Renew \$250,000.00 at Amerant Bank for 12 or 15 months at 4.75% or 18 Month at 4.25% and deposit the interest in another C/D together with \$150,000.00 from the MM at City National Bank
 - 2) Open an ICS account (liquid funds) at First Horizon Bank at 4.5% transferring funds from Amerant Bank (\$264,160.44), City National MM (\$150,000.00) and Seacoast Bank MM (\$261,452.85) for a total of \$675,613.29.

4. Committee Reports: Changes to Committee Chairs:

A. Landscaping Committee

- 1) Ratify the decision to accept the recommendation of the Landscaping Committee to approve the Landscaping Modification Request for 9344 NW 50th Doral Circle North to plant 15 blue iris, 15 foxtail ferns, 10 podocarpus and 9 bromeliads inside the arch.
- 2) Ratify the decision to accept proposal from Total Garden to remove 2 mahogany trees as follows:
 - a) Between 9336 – 9332 NW 48 Doral Terrace including pruning roots from that tree going to the adjacent properties for a total of \$2,050.00.
 - b) Behind 5020 NW 93rd Doral Place “flush cut” for a total of \$1,550.00.

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the Architectural Committee to approve the Architectural Modification Request for 9321 NW 48 Doral Terrace to place a portable storage 8' x 8' x 12' in the driveway, temporarily during the indoor modification of their garage.

C. Maintenance Committee

- 1) Consideration of proposals to clean all flat roofs and downspouts on Phase 2:
 - a) Anyway Services at a total price of \$5,695.00
 - b) Emilio's Painting and pressure cleaning at a total price of \$5,000.00
 - c) Glow sun at a total price of \$4,679.95
- 2) Consideration of proposal from Luis Irrigation to repair the 220v electrical lines to the Single Pump Station on Phase 1 at a cost of \$850.00.
- 3) Consideration of proposal from Pesky Critters to install traps for racoons as follows:
 - \$175.000 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
- 4) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the following roof leak repair proposals from M Pierce.
 - a) 4945 NW 93rd Doral Circle East at total price of \$1,800.00 for a leak on the master bedroom.
 - b) 4945 NW 93rd Doral Place at a total price of \$3,250 to install silicone roof coating system over the entire garage roof.
 - c) 5011 NW 93rd Doral Circle East at a total price of \$1,500.00 for a plumbing stack leak.
 - d) 9325 NW 50th Doral Circle North at a total price of \$1,800.00 for a leak in the master bedroom.
 - e) 9313 NW 50th Doral Circle North at a total price of \$6,050.00 to install silicone roof coating system over the entire garage roof.

- f) 9322 NW 50th Doral Circle North at a total price of \$2,250.00 for a fascia board leak caused by water damage.
 - g) 9338 NW 50th Doral Circle South at a total price of \$1,800.00 for a garage leak in front tile area.
 - h) 9336 NW 48th Doral Terrace at a total price of \$2,250.00 for a roof leak coming from the flashing of the chimney.
 - i) 5010 NW 93rd Doral Place at a total price of \$2,100.00 for a roof leak.
 - j) 5117 NW 93rd Doral Way at a total price of \$2,100.00 for a roof leak by semi circular window.
 - k) 5133 NW 93rd Doral Way at a total price of \$2,250.00 for a fascia and roof leak.
 - l) 5031 NW 93rd Doral Circle East at a total price of \$1800.00 for a roof leak.
 - m) 9320 NW 50th Doral Circle South at a total price of \$2,800.00 to replace damaged sheathing and rotted fascia.
- 5) Discussion about the following roof leak repair proposals from M. Pierce:
- a) 9335 NW 48th Doral Terrace (Mercade Jr.) to repair a roof leak associated with a roof vent, at a total price of \$1,800.00.
 - b) 5117 NW 93rd Doral Way (Jones) to repair a leak in the living room at a total price of \$1,500.00
- 6) Ratify the decision to accept the recommendation of the maintenance committee to approve the following proposals from Divina Construction:
- a) to repair the hole on the driveway at 9323 NW 50th Doral Circle South at a total price of \$805.
 - b) to repair a sewer pipe at 5121 NW 93rd Doral Place at a total price of \$3,565.00.
 - c) for the extra work required for balcony repairs as follows:
 - 5011 NW 93rd Doral Circle East at total price of \$4,370.00
 - 5133 NW 93rd Doral Way at a total price of \$2,875.00.

The original repairs were already approved. These are for additional work discovered once the balcony walls were open.

5. General

- a) Discussion about vacation form

6. Action Items

7. Updates

8. Adjournment

9. Executive Session