

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Wednesday, July 17th, 2024, at 7:00 pm
Via Zoom Video Conference

Minutes

1. **Call to order:** A meeting of the Board of Directors of the Doral Colony Homeowners Association was held on Wednesday, July 17th, 2024, via zoom video conference. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:03 PM.

Board Members Present: Scott Weisburd, President; Francisco Annicchiarico, Treasurer; Martha Block, Secretary; Patricia Reiss, Director and Bruno Manzo, Director.

Board Members Absent: Roberto Mercade, Vice President and Matias Sandoval, Director.

Homeowners Present: Florencia Spangaro

Present from Management: Delia Arcelus, CAM.

2. **Review of the following minutes:**

A. Martha Block moved, and Francisco Annicchiarico seconded a motion to approve the June 13th, 2024, Board Meeting Minutes. Motion carried unanimously.

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. Francisco Annicchiarico moved, and Martha Block seconded a motion to 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. Motion carried unanimously.

- C. Bruno Manzo moved, and Francisco Annicchiarico seconded a motion to 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. Motion carried unanimously.

4. Committee Reports:

Change of Committee Chair:

The President informed that Pat Reiss had resigned as the Chair of the Landscaping Committee and Martha Block had accepted the position.

A. Landscaping Committee

- 1) Martha Block moved and Patricia Reiss seconded a motion to 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. Motion carried unanimously.
- 2) Martha Block moved and Patricia Reiss seconded a motion to 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.Motion carried unanimously.

B. Architectural Committee

- 1) Francisco Annicchiarico moved, and Bruno Manzo seconded a motion to 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. Motion carried unanimously.

C. Maintenance Committee

- 1) Martha Block moved and Bruno Manzo seconded a motion to accept proposal from Glow sun to clean all flat roofs and downspouts on Phase 2 at a total price of \$4,679.95. Motion carried unanimously.
- 2) Bruno Manzo moved, and Martha Block seconded a motion to accept the proposal from Luis Irrigation to repair the 220v electrical lines to the Single Pump Station on Phase 1 at a cost of \$850.00. Motion carried unanimously.
- 3) Consideration of proposal from Pesky Critters to install traps for raccoons was deferred for one month to see how the issue develops.
- 4) Martha Block moved and Bruno Manzo 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) 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 \$2,500.00 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 semicircular 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.

Motion carried unanimously.

- 5) Discussion about the following roof leak repair proposals from M. Pierce was deferred until meeting with roofer.
 - 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) Bruno Manzo moved, and Martha Block seconded a motion to 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.

Motion carried unanimously.

5. General

a) Management to send vacation form to all residents and include on Welcome Package

b) Set up a meeting with the attorney to discuss the review of the Association's Governing Documents as well as the new law.

6. Francisco Annicchiarico moved, and Martha Block seconded a motion to adjourn the meeting at 2:43pm.