

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, June 13th, 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 Thursday, June 13th, 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; Roberto Mercade, Vice-President; Francisco Annicchiarico, Treasurer; Martha Block, Secretary; Patricia Reiss, Director and Matias Sandoval, Director; Laurent De Jaham, Board Member Emeritus; and Jesse Jones, Board Member Emeritus.

Homeowners Present: Armando J. Martir of 4963 NW 93 Doral Circle East, Eduardo Perez of 5020 NW 93 Doral Place, Florencia Spangaro of 9319 Doral Circle South.

Present from Management: Delia Arcelus, CAM.

2. **Minutes**

- A. Roberto Mercade moved, and Bruno Manzo seconded a motion to approve the minutes of May 16th, 2024, Board Meeting. Motion carried unanimously.

3. **Financial Report**

A. Balances as of May 31st, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$150,289.02			n/a
City National Bank - MM Account # 0742727576	\$173,481.44	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	\$261,920.62	5.12%	5/24/2023	7/24/24

4. **Committee Reports**

A. Landscaping Committee

- 1) Patricia Reiss moved, and Roberto Mercade seconded a motion to ratify the decision to approve the proposal from Luis Irrigation to repair damaged sprinklers during the removal and installation of sod affected by the virus at a total price of \$500.00 and request My Lawn Service to pay 50% of the invoice. Motion carried unanimously.
- 2) Patricia Reiss moved, and Martha Block seconded a motion to approve proposals from Total Garden as follows:
 - a) to trim canopy trees at a cost of \$5,725.00
 - b) to clean 300 palms at a cost of \$9,000.00
 - c) to remove dead palm located at the rear of 9327 NW 48 Doral Terrace at a cost of \$700.00.

Motion carried unanimously.

B. Architectural Committee

- 1) Martha Block moved and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the Architectural Modification Request for 9336 NW 50 Doral Circle North to replace the terrace floor, installation of artificial grass and removal of 2 palms. Motion carried unanimously.
- 2) Martha Block moved and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the Architectural Modification Request for 9344 NW 50 Doral Circle North to replace all gutters with bronze color. Motion carried unanimously.
- 3) Martha Block moved and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the Architectural Modification Request for 5133 NW 93rd Doral Way to install 2 galvanized steel posts at 2 corners of the backyard screen and install 3 LED flood lights. Motion carried unanimously.
- 4) Martha Block moved and Roberto Mercade seconded a motion to approve the Architectural Modification Request for 5133 NW 93rd Doral Way to replace the eastern window with an impact window, bronze frame. Motion carried unanimously.

C. Maintenance Committee

- 1) Martha Block moved and Matias Sandoval seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the following proposals from M Pierce.
 - a) 9344 NW 48 DT at a total price of \$1,500.00 (Pending coordinating with Alvaro for the plumbing portion. Alvaro will do the work at no charge.)

Motion carried unanimously.

- 2) Martha Block moved and Matias Sandoval seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the proposal from Divina Construction LLC to repair the sewer pipe at 5121 NW 93rd Doral Place at a total price of \$3,565.00. Motion carried unanimously.
- 3) Roberto Mercade moved, and Patricia Reiss seconded a motion to approve proposal from Del Valle Painting to provide touch-ups (regardless of the cause) to all 86 homes at a total price of 11,610.00 (\$135.00 each). Motion carried unanimously.
- 4) The Board decided to ask Del Valle Painting to conduct a test painting front door and varnishing another one before approving the proposal to paint 8 double front doors and 2 single front doors on Phase 2 and 1 front door on Phase 1 (varnished) as follows at a total cost of \$2,100.00 (\$150.00 per double door and \$100.00 per single door, including side panel, and \$300.00 per varnished single door.)
- 5) Martha Block moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve balcony repairs from Divina Construction LLC. (Alvaro Salazar) as follows. More repairs may be discovered after they open the walls.
 - a) Balcony repair at 5011 NW Doral Circle East at total price of \$4,830.00
 - b) Balcony repair at 5133 NW 93 Doral Way at a total price of \$1,955.00. This was already approved to be done by Alsar, also Alvaro Salazar.

Motion carried unanimously.

The Board would like to look into this matter to possibly take a more proactive approach.

5. General

The Board requested proposals to refurbish the pool and replace street signs.

6. Action Items

7. Updates

A. Mailboxes

USPS informed no permit is needed to paint the mailboxes in the same color provided the number decals remain and the postal service be advised about the date so they can hold the mail delivery.

8. Adjournment

Francisco Annicchiarico moved, and Martha Block seconded a motion to adjourn the meeting at 8:14 pm.