

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting
Thursday, May 16th, 2024, at 7:00 pm
At the Doral Colony Pool Cabana

Agenda

1. Call to order, Roll Call, and Determination of Quorum.

2. Review of the following minutes:

A. April 18th, 2024, Board Meeting Minutes.

3. Financial Report

A. Balances as of April 30, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$126,423.23			n/a
City National Bank - MM Account # 0742727576	\$132,328.08	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) Update on plants replacement due to pressure washing.
- 2) Consideration of proposals from Total Garden as follows:
 - a) to trim canopy trees at a cost of \$5,740.00
 - b) to clean 300 palms at a cost of \$9,000.00

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the Architectural Committee to approve the request from Doragg, Inc. (Salerno) at 9312 NW 50 Doral Circle North to paint the screen enclosure, replace screen material, and add a small portion of enclosure on the east side of the patio.

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the maintenance committee to approve the following proposals from M Pierce.
 - a) 5137 NW 93 DW at a total price of \$1,800.00.
 - b) 9344 NW 48 DT at a total price of \$1,500.00 (Pending plumbing Cost)
 - c) 9328 NW 48 DT at a total price of \$2,500.00
 - d) 4959 NW 93 DCE at a total price of \$2,100.00
- 2) Consideration to accept the recommendation of the maintenance committee to approve the following proposals from M Pierce:
 - a) 9336 NW 48 DT at a total price of \$ 6,840.00 (Water damage to Facia Board).
- 3) Consideration of the following proposals to paint mailboxes (2 doubles and 3 singles) including three bases of single cabinets and change all numbers:
 - a) Picazzo Painting Corp for a total price of \$5,200.00.
 - b) Del Valle Painting for a total price of \$4,160.00
 - c) Vicente Pacheco for a total price of \$1,055.00 – not stripping all paint but only paint that is peeling.
- 4) Consideration of the following proposals to paint 9 double garage doors and 8 single garage doors:
 - a) Picazzo Painting at a price of \$450.00 per double door and \$260.00 per single door (2 single doors per home) for a total of \$6,130.00.
 - b) Del Valle Painting at a price of \$200.00 per double door and \$165.00 per single door.
There are \$9,779 on budget at the end of 2023.
- 5) Consideration of proposals for painting 9 double front doors and 7 single front doors on Phase 2 as follows:
 - a) Picazzo Painting at a price of \$340.00 per double door and \$300.00 per single door, including side panel.
 - b) Del Valle Painting at a price of \$150.00 per double door and \$100.00 per single door, including side panel.

6) Consideration of the following proposals for balcony repairs from Divina Construction LLC. (Alvaro Salazar)

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.

5. Lease/ Purchase/Occupancy Application

A. Ratify the decision to approve the following Lease Application:

1) Address: 9339 NW 50th Doral Circle South

Tenant: Miguel Paez

Lessor: Carmen Beauchamp

B. Ratify the decision to approve the following Purchase Application:

1) Address: 9318 NW 50th Doral Circle South

Buyer: Rachael Nambusi

Seller: Gabrielle Alvarez & Rafael Alvarez

2) Address: 9333 NW 50th Doral Circle North

Buyer: Cesar Cuello & Concepcion Duarte

Seller: Natalio El Haddad & Houaida El Haddad

3) Address: 9334 NW 50th Doral Circle South

Buyer: Yeaumyung & Hyeyoung Yoon

Seller: John Hong & Siok Hong

C. Ratify the decision to approve the following Occupancy Application:

1) Account: COL – 9334 NW Doral Circle South

Occupant: Romina Morillo

Owner: Yimis Lugo

6. General

A. Burglary at 5134 (Manzo):

1) Resort's arecas

2) Light behind homes

3) Cameras and alarms

B. Screening Application Process. Credit Reports. Choice of vendor.

C. Review and update certain aspects of the Declarations of Covenants, Restrictions and Easements of Doral Colony Homeowners (Sandoval)

D. Maintenance obligations of the Association and of Homeowners (Sandoval).

E. Maintenance expense related to doors, trellis, balconies (Annicchiarico).

F. Review to streamline the processes of architectural and landscaping modifications / applications (Annicchiarico).

G. FYI e-mails: overnight parking, pool reservations, etc.

7. Action Items

8. Updates

9. Adjournment

10. Executive Session