

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, May 16th, 2024, at 7:00 pm

At the Doral Colony Pool Cabana

Minutes

1. **Call to order:** A meeting of the Board of Directors of the Doral Colony Homeowners Association was held on Thursday, May 16th, 2024, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:05 pm.

Board Members Present: Scott Weisburd, President; Roberto Mercade, Vice-President; Francisco Annicchiarico, Treasurer; Martha Block, Secretary; Patricia Reiss, Director, Matias Sandoval, Director, and Jesse Jones, Board Member Emeritus.

Board Members Absent: Martha Block, Secretary and Bruno Manzo, Director.

Present from Management: Delia Arcelus, CAM, and Laura Esquivel, Assistant Property Management.

2. **Minutes**

- A. Matias Sandoval moved, and Francisco Annicchiarico seconded a motion to approve the minutes of April 18th, 2024, Board Meeting. Motion carried unanimously.

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) Consideration of tree trimming proposals from Total Garden was tabled until Pat Reiss makes a recommendation.

B. Architectural Committee

- 1) Roberto Mercade moved, and Matias Sandoval seconded a motion to 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. Motion carried unanimously.

C. Maintenance Committee

- 1) Patricia Reiss moved, and Roberto Mercade seconded a motion to 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) 9328 NW 48 DT at a total price of \$2,500.00
 - c) 4959 NW 93 DCE at a total price of \$2,100.00
 - d) And defer the decision to repair the roof at 9344 NW 48 DT until the plumbing quote is obtained.

Motion carried unanimously.

- 2) Roberto Mercade moved, and Patricia Reiss seconded a motion 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 fascia board).Motion carried unanimously.

- 3) Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to approve the proposal from Picazzo Painting to paint mailboxes (2 doubles and 3 singles) including three bases of single cabinets and change all numbers for up to \$5,200.00 contingent to obtaining approval from USPS. Management to negotiate a better price. Motion carried unanimously.

- 4) Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to accept the proposal from Picazzo Painting to paint 8 double garage doors and 8 single garage doors 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. Motion carried unanimously.

- 5) Consideration of proposals for painting front doors was deferred until Martha Block makes a recommendation.

- 6) Consideration of proposal from Divina Construction LLC. (Alvaro Salazar) for balcony repair at 5011 NW Doral Circle East and change of contractor on proposal for balcony repair 5133 NW 93 Doral Way were deferred until Martha makes a recommendation.

5. Lease/ Purchase/Occupancy Application

A. Roberto Mercade moved, and Matias Sandoval seconded a motion to ratify the decision to approve the following Lease/Purchase and Occupancy Application:

- 1) Address: 9339 NW 50th Doral Circle South (Lease)
Tenant: Miguel Paez
Lessor: Carmen Beauchamp
- 2) Address: 9318 NW 50th Doral Circle South (Purchase)
Buyer: Rachael Nambusi
Seller: Gabrielle Alvarez & Rafael Alvarez
- 3) Address: 9333 NW 50th Doral Circle North (Purchase)
Buyer: Cesar Cuello & Concepcion Duarte
Seller: Natalio El Haddad & Houaida El Haddad
- 4) Address: 9334 NW 50th Doral Circle South (Purchase)
Buyer: Yeaumyung & Hyeyoung Yoon
Seller: John Hong & Siok Hong
- 5) Address: 9344 NW Doral Circle North (Occupancy)
Occupant: Romina Morillo
Owner: Yimis Lugo

Motion carried unanimously.

6. General

A. The Board discussed about the burglary at 5133 NW 93 Doral Way. Home invasion is a really serious matter. Jesse Jones informed that there is currently an assessment of the needs of the three communities and there is a discussion about installing cameras around the communities.

B. Roberto Mercade moved, and Patricia Reiss seconded a motion to approve Doral Management to conduct the Screening Application Process, including Credit Reports. Motion carried unanimously.

C. Roberto Mercade moved, and Matias Sandoval seconded a motion to appoint a Committee composed of Matias Sandoval & Scott Weisburd to reach out to the Association attorneys to discuss about reviewing and updating certain aspects of the Declarations of Covenants, Restrictions, and Easements of Doral Colony Homeowners Association.

D. Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to appoint Larry De Jaham as a Board Member Emeritus. Motion carried unanimously.

7. Adjournment

8. Francisco Annicchiarico moved, and Roberto Mercade seconded a motion to adjourn the meeting at 9:01 pm.