

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, September 19th, 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, September 19th, 2024, via Zoom video conference. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:02 pm.

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

Board Members Absent: Bruno Manzo, Director.

Present from Management: Delia Arcelus, CAM.

2. Review of the following minutes:

A. Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to approve the August 15th, 2024, Board Meeting Minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of August 31st, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$34,611.75			n/a
City National Bank - MM Account # 0742727576	\$279,149.20	2.50%	10/1/2018	n/a
First Horizon - ICS Acct. # IC220006049981	\$956,595.62	4.5%	08/07/2024	n/a
Seacoast Bank (Professional Bank) MM Acc #30002024 – rate changed.	Acct. closed			
First Horizon Bank MM Acct. #220006049981	\$251,416.54	4.5%	03/15/2023	n/a
US Century Bank – CD Acct. #10003962	Acct. closed			
Ocean Bank CD - Acct. #252541068728	\$256,227.80	5.00%	02/23/2024	08/23/2024
Ozarks Bank - CD Acct. #6901969113	\$253,100.42	5.00%	2/23/2023	04/22/2025
Amerant Bank - CD Acct. #100000007692	Acct. closed			

- B. Martha Block moved, and Roberto Mercade seconded a motion to ratify the decision to deposit funds from the maturing CD at Ocean Bank in the amount of \$256,227.80 into the ICS account (liquid funds) at First Horizon Bank at 4.5%. Motion carried unanimously.

4. Insurance

- A. Roberto Mercade moved, and Martha Block seconded a motion to accept the proposal for renewal of Insurance Policies for 2024 – 2025 for a total of \$294, 543.73 with a \$100,000.00 "all other perils" deductible. Motion carried unanimously.

5. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to have My Lawn Service do a few housekeeping items around the Community at a total price of \$5,000.00, 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 5020 NW 93rd Doral Place to replace one (1) sliding door with a bronze frame and clear LowE glass "energy shield max". Motion carried unanimously.

C. Maintenance Committee

- 1) Roberto Mercade moved, and Martha Block 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) 5051 NW 93rd Doral Circle East at a total price of \$1,800.00.
- b) 9313 NW 50th Doral Circle North at a total price of \$1,500.00

Motion carried unanimously.

- 2) Roberto Mercade moved, and Francisco Annicchiarico seconded a motion to ratify the decision of the Maintenance Committee to accept the proposal from Picasso Painting to paint two single garage doors at 9313 NW 48th Doral Terrace at a total price of \$520.00. Motion carried unanimously.

- 3) Consideration of the list of front doors to be painted after evaluating the test done by Del Valle Painting at 9319 NW 50 Doral Circle South was deferred.

D. HOA Documents Committee Report.

- 1) The Committee continues to work on revisions to the Rules and Regulations.
- 2) Management to send a letter to Homeowners advising that the Association governing documents, including our Rules and Regulations, are posted on the HOA Website.

E. Lease/Purchase/Occupancy Application

- A. Matias Sandoval moved, and Roberto Mercade seconded a motion not to exercise the right of

first refusal on the following Lease Application:

- Address: 4957 NW 93rd Doral Place
Lessee: Jonathan Charles Ware & Shannon Joyce Mullins
Lessor: Silvia Lugo & Yimis Lugo

Motion carried unanimously.

F. General

- A. Matias Sandoval moved, and Roberto Mercade seconded a motion to accept the proposal from PM+ Reserve to conduct a Reserve Study at a total price of \$3,700.00. Motion carried unanimously.
- B. Jesse Jones reported that the Entrance Project is almost complete, looks good and appears to be close to budget. Any cost overruns are anticipated to be included in the 2025 DCC budget.

Board Members raised concerns such as the lines at the entrance not moving efficiently and the challenge posed by visitors going to Fairway Homes while vehicles are going through the residents' lane.

- C. The Board of Directors agreed to renew the Community Association Institute Membership for one year at a total price of \$320.00.

G. Adjournment

- H. Francisco Annichiarico moved, and Roberto Mercade seconded a motion to adjourn the meeting at 8:12 PM.