

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors – Budget Meeting
Tuesday, November 19th, 2024, at 7:00 pm
Doral Colony Pool Cabana

Agenda

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Tuesday, November 19th, 2024 at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:04 pm.

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

Board Members Absent: Francisco Annichiarico, Treasurer.

Present from Management: Delia G. Arcelus, CAM.

2. Review of the following minutes:

- A. Martha Block moved and Patricia Reiss seconded a motion October 16th, 2024, Board Meeting Minutes.

3. Financial Report

- A. Balances as of October 31st, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$96,784.78			n/a
City National Bank - MM Account # 0742727576	\$64,466.06	2.50%	10/1/2018	n/a
First Horizon - ICS Acct. # IC220006049981	\$1,212,823.42	4.5%	08/07/2024	n/a
First Horizon Bank MM Acct. #220006049981	\$251,416.54	4.5%	03/15/2023	n/a
Ozarks Bank - CD Acct. #6901969113	\$253,100.42	5.00%	2/23/2023	04/22/2025

- B. Consideration and adoption of the 2025 Budget.

4. Committee Reports

- A. Landscaping Committee

1. Ratify the recommendation of the Landscaping Committee to approve proposal from My

Lawn for \$5,000.00 for improvements made around the community.

2. Ratify the decision to accept the recommendation of the Landscaping Committee to approve up to \$9,000.00 to continue to make improvements in the community before the holidays.
3. Ratify the decision to accept proposal from My Lawn to install mulch in fronts, backs, and common areas for \$11,200.00.

B. Architectural Committee

1. Consideration of the recommendation of the Architectural Committee to approve the Architectural Modification Request for 9340 NW 50th Doral Circle North to repair all gutters and replace the gutter at the back of the property.
2. Consideration of the recommendation of the Architectural Committee to approve the Architectural Modification Request for 9310 NW 50 Doral Circle South to replace doors and windows with impact doors and windows.

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the following roof leak repair proposals from M Pierce:
 - a) 9319 NW 48 Doral Terrace at a total price of \$2,500.00
 - b) 5020 NW 93rd Doral Place at a total price of \$500.00
- 2) Consideration of proposal from Signature Streetscapes to replace street signs at a total price of \$8,667.50 (attached samples.) Installation and assembly to be done by Glow Sun Services for \$1,000.00
- 3) Consideration of the following proposals from Diamond Paving
 - a) Make repairs on asphalt areas at a total price of \$2,800.00.
 - b) Sealcoat streets and stripe parking spaces in the community at a total price of \$13,500.00.
- 4) Consideration of proposals to replace two non-functional swimming pool led white light fixtures:
 - a) McGrath at a total price of \$2,840.00.
 - b) Milian Pool construction at a total price of \$2,850.00

D. HOA Documents Committee Report.

5. Action Items

6. Discussion Topics

Entrance Project

7. Adjournment

8. Executive Session