

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Wednesday, October 16th, 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 Wednesday, October 16th, 2024, via Zoom video conference. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:09 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 Annicchiarico, Treasurer, and Matias Sandoval, Director.

Present from Management: Delia G. Arcelus, CAM.

2. Review of the following minutes:

A. Patricia Reiss moved, and Roberto Mercade seconded a motion to approve the September 19th, 2024, Board Meeting Minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of September 30th, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$52,319.80			n/a
City National Bank - MM Account # 0742727576	\$27,476.85	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
Ocean Bank CD - Acct. #252541068728	Acct. closed	n/a	n/a	n/a
Ozarks Bank - CD Acct. #6901969113	\$253,100.42	5.00%	2/23/2023	04/22/2025

- B. Patricia Reiss moved, and Martha Block seconded a motion to move the expenses for sod replacement due to Mosaic Virus in the amount of \$13,000.00 from Landscape Improvements to Miscellaneous Reserves. The motion carried unanimously.

4. Committee Reports

A. Maintenance Committee

- 1) Consideration of the roof leak repair proposals from M Pierce for 5109 NW 93rd Doral Way, 9353 NW 50th Doral Circle South and 9319 NW 48th Doral Terrace, were deferred until the Maintenance Committee analyzes the proposals and makes a recommendation.
- 2) Roberto Mercade moved, and Bruno Manzo 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) 5113 NW 93rd Doral Way at a total price of \$1,500.00
 - b) 9310 NW 50 Doral Circle South at a total price of \$1,500.00 for a fascia repair caused by water damage.
 - c) 9316 NW 50 Doral Circle North at a total price of \$1,800.00 for a roof leak.

Motion carried unanimously.

- 3) Roberto Mercade moved, and Bruno Manzo seconded a motion to accept the proposal from Divina Construction LLC to repair tiles under the sliding door at 5041 NW 93rd Doral Circle East at a total price of \$787.75 conditional to a visit to the property by Bruno Manzo, Laurent DeJaham, and Manager to see the problem. Motion carried unanimously.
- 4) Roberto Mercade moved, and Bruno Manzo seconded a motion to accept the proposal from Del Valle Painting for the front doors to be painted and/or stained as per the attached list. Motion carried unanimously.
- 5) Consideration of proposals to sealcoat streets and stripe parking spaces in the community was deferred until Bruno Manzo and Laurent DeJaham meet with Diamond Paving.

ROAD SEALING COMPARISON CHART			
	Product Details	Price	Total
Joan Paving Service			\$31,072
2 coats	"Supreme" Sealer	\$27,822	
Paint speed bumps, parking lines and car-stops	High Traffic Paint	Included	
Paint 4 stop bars with thermo-plastic paint	Thermo- Plastic Paint	\$3,250	
Star Asphalt			\$60,000
2 coats	Coal tar emulsion with silica sand & 3% latex	\$60,000	
Paint speed bumps, stop bars, parking lines and car-stops	High traffic latex paint	Included	
Diamond Paving			\$13,500
2 coats	Tarconite coal tar emulsion + 3-4 lbs. silica sand per gallon & 3% Armor Flex Epoxy Fortified Latex	\$13,500	
Paint speed bumps, stop bars, parking lines and car-stops	DOT approved high traffic Paint	Included	
Spot prime all oil leaks		Included	

5. Lease/Purchase/Occupancy Application

A. Roberto Mercade moved, and Patricia Reiss seconded a motion to ratify the decision to waive the right of first refusal of the following Purchase Application

- Address: 9310 NW 50 Doral Circle South
- Buyer: Jaquelin Lamelas
- Owner: Gustavo Jaramillo & Consuelo Jaramillo

Motion carried unanimously.

6. General

A. Corporate Transparency Act: Mandatory Reporting for all Community Associations due by January 1, 2025. All Board Members in attendance confirmed that they are willing to provide a copy of their Driver's License to Management for them to file the report.

7. Action Items

8. Discussion Topics

Entrance Project – Jesse Jones provided an update on the status of the Project.

Street Signs – Bruno Manzo will evaluate the proposals and make a recommendation.

Budget Workshop – All Board Members are invited to participate.

9. Martha Block moved and Roberto Mercade seconded a motion to adjourn the meeting at 9:18 pm.