

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Wednesday, December 18th, 2024, at 4:00 pm
Doral Colony Pool Cabana

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Wednesday, December 18th, 2024, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 4:04 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: Esteban Pareja, Director.

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

Homeowners Present: Ronaldo Figueroa of 9321 NW 48 Doral Terrace, Armando J. Martir of 4963 NW 93 Doral Circle East, Florencia Spangaro of 9319 NW 50 Doral Circle South.

2. Review of the following minutes:

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

3. Financial Report

A. Balances as of November 30th, 2024:

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$111,400.95			n/a
City National Bank - MM Account # 0742727576	\$89,109.46	2.50%	10/1/2018	n/a
First Horizon - ICS Acct. # IC220006049981	\$1,222,912.64	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

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved and Roberto Mercade seconded a motion to approve the expense for 2024 landscapers' bonuses as per the attached chart increasing the ones from \$80.00 to \$100.00 for a total of \$3,150.00.

B. Architectural Committee

C. Maintenance Committee

- 1) Bruno Manzo moved, and Martha Block seconded a motion to approve the recommendation of the maintenance committee to accept the proposal from McGrath to replace the PH/Acid Chemical feeder at a total price of \$1,007.00. Motion carried unanimously.
- 2) Bruno Manzo moved, and Martha Block seconded a motion to approve the proposal from Kebos Electrical Unlimited to replace nonworking lights at the tennis court at a total price of \$2,900.00. Motion carried unanimously.
- 3) Roberto Mercade moved, and Bruno Manzo seconded a motion to approve the following proposals from M Pierce Roofing:
 - a) Wood deck structure repair at 9328 NW 48 Doral Terrace. Option 1: Prime existing roof material with asphalt primer, install two ply polyglass, new flashing and one ply polyglass at a total price of \$4,500.00. Wood deck will not be replaced and will be treated as a normal flat roof. Not to be used as a balcony.

Management to ask the homeowners if they want the wood structure back. Roofer must clarify about the difference between the two options as well as warranty.

- b) Roof repair at 9340 NW 48 Doral Terrace at a total price of \$550.00. (There is a portion that would be the homeowner's responsibility).

Motion carried unanimously.

5. Action Items

6. Open Forum

7. Roberto Mercade moved, and Bruno Manzo seconded a motion to adjournment the meeting at 5:07 pm

8. Executive Session