

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.
Board of Directors – Budget Meeting
Tuesday, November 19th, 2024, at 7:00 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 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 Annicchiarico, Treasurer.

Present from Management: Delia G. Arcelus, CAM.

2. Review of the following minutes:

- A. Martha Block moved and Patricia Reiss seconded a motion to approve the October 16th, 2024, Board Meeting Minutes. Motion carried unanimously.

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. Roberto Mercade moved, and Martha Block seconded a motion to adopt the 2025 Budget as submitted, with a cap of \$1375.00 monthly fee and authorize the President and Management Company to adjust the fees depending on the DCC budget Motion carried unanimously.

4. Committee Reports

A. Landscaping Committee

1. Martha Block moved and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the proposal from My Lawn for \$5,000.00 for improvements made around the community. Motion carried unanimously.
2. Martha Block moved and Patricia Reiss seconded a motion to 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. Motion carried unanimously.
3. Martha Block moved and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the Landscaping Committee to approve the proposal from My Lawn to install mulch in fronts, backs, and common areas for \$11,200.00. Motion carried unanimously.

B. Architectural Committee

1. Bruno Manzo moved, and Roberto Mercade seconded a motion to accept 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. Motion carried unanimously.
2. Bruno Manzo moved, and Roberto Mercade seconded a motion to accept 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. Motion carried unanimously.

C. Maintenance Committee

- 1) Bruno Manzo moved, and Patricia Reiss 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) 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

Motion carried unanimously.

- 2) Martha Block moved and Roberto Mercade seconded a motion to approve up to \$10,000.00 for the purchase and installation of the street signs as follows:
 - Proposal submitted by Signature Streetscapes. (Font of the Jesse Jones Way sample with 5" letters. Separate blades for Jesse Jones Way).
 - Installation and assembly to be done by Glow Sun Services for \$1,000.00
- 3) Bruno Manzo moved, and Martha Block seconded a motion to accept the following proposal from Diamond Paving and to pay the balance from Miscellaneous Reserves.
 - 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.

Motion carried unanimously.

- 4) Bruno Manzo moved, and Martha Block seconded a motion to accept the proposal from McGrath to replace two non-functional swimming pool led white light fixtures at a total price of \$2,840.00. Motion carried unanimously.

5. General

- A. Bruno Manzo moved, and Roberto Mercade seconded a motion to appoint Esteban Pareja to the Board of Directors to fill the seat that became vacant upon the resignation of Matias Sandoval. Motion carried unanimously.

6. Action Items

7. Adjournment

Bruno Manzo moved and Roberto Mercade seconded a motion to adjourn the meeting at 9:09 pm.