

March 26, 2025

State of the Colony

As we conclude the first quarter of the year, I am pleased to share with you, the “State of the Colony”.

Over the past few months, we have held several Board Meetings, including our Annual Meeting on February 27, 2025. As a reminder, Homeowners are invited and always welcome to attend Board Meetings throughout the year and further information can be found on our community website – www.doralcolony.com.

On behalf of the Board, I would like to highlight key discussions and updates from our recent Meetings

2025 Election of Directors

At our Annual Meeting on February 27, four Homeowners were unanimously elected to the Board by acclamation:

- *Bruno Manzo and Teresita Otero were each elected to complete the final year of an existing three-year term.*
- *Scott Weisburd and Florencia Spangaro were each elected to serve a new three-year term.*



Front Entrance Project

Thanks to the perseverance of our community and the patience of Homeowners, we now have a beautiful entrance we can all be proud of. Additionally, through the efforts of our Property Manager, Delia Arcelus, Doral Common was awarded a \$10,000 grant from the City of Doral to support this project. While the core of the project is complete, we are now shifting focus towards improving access and security through technology.

Next Steps

All Homeowners have access to the **My Property App**, which allows for several tools including QR Code entry and the management of permanent guest information. Informational sessions will be held throughout the year to assist Homeowners with their use of the **My Property App** and upcoming features. If you have not yet set up your app access, please contact: colony@doralmanagement.com

Security

Over the past year, staffing issues with our security provider have stabilized, and we have seen improvements in service levels. However, rising security costs and recent breaches remain areas of concern.

Next Steps:

The Doral Common Board, in collaboration with the Doral Colony Board, is exploring options for additional lighting and security cameras throughout our communities. We will continue to provide updates as we make progress. In the meantime, we encourage all Homeowners to remain vigilant by:

- **Keeping outdoor lights on at night.**
- **Removing valuables and remote controls for garage doors from cars parked outside**
- **Locking the door leading from the garage into your home • Maintaining personal security cameras.**
- **Staying engaged with neighbors • Reporting any suspicious activity • Ensuring vehicles are locked**



Community Upgrades

Our roofs were a significant topic of discussion at the Annual Meeting. We greatly appreciate the feedback received and recognize the urgency of developing a long-term “Master Plan” and budget for future roof replacements while continuing to address necessary repairs. Some additional upgrades that we may want to include in this Master Plan are our driveways, walkways, and of course painting.

Next Steps:

The Board will be reaching out to Architects to obtain bids for assisting with this Master Plan and budget. The Board will provide periodic updates as this progresses.

Landscaping

At the February meeting, we addressed concerns regarding the condition of the grass in our community. Several areas have exhibited yellowing, or deterioration of the grass and testing has confirmed the presence of Mosaic Virus, a transmissible condition that cannot be fully eradicated but could be improved by replacing the existing grass with a more resistant type of grass.

Next Steps: At the March 19, 2025, Board Meeting, based upon the current condition and appearance of the grass throughout the Community, which appears to have improved, it was decided that no action would be taken at this time and that the Board would continue to monitor and reassess the situation at a later date.

Finally, as I mentioned at our February meeting, I want to once again take a moment to remember those Homeowners who passed away last year. Judge Martin Kahn and Francisco “Keko” Annicchiarico will be missed by all of us. Let’s always remember that we are all friends and neighbors. Let’s keep each other informed if someone is ill or in need of assistance, so we can all reach out and be there for one another.

On behalf of the Board, I want to take this opportunity to thank each of you for your ongoing engagement and support. Your feedback is invaluable as we work together to enhance our community.

Best regards,
Scott Weisburd, President