

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Wednesday March 19th, 2025, 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 Wednesday, March 19th, 2025, at the Doral Colony pool Cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:03 PM.

Board Members Present: Scott Weisburd, President; Patricia Reiss, Vice President; Florencia Spangaro, Treasurer; Martha Block, Secretary; Roberto Mercade, Director; Bruno Manzo, Director; Teresita Otero, Director; and, Jesse Jones, Board Member Emeritus.

Present from Management: Delia Arcelus, CAM.

2. Bruno Manzo moved, and Florencia Spangaro seconded a motion to approve January 22nd, 2025, Board Meeting Minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of February 28th, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$191,544.89			n/a
City National Bank - MM Account # 0742727576	\$141,833.54	2.50%	10/1/2018	n/a
First Horizon - ICS Acct. # IC220006049981	\$1,230,532.96	4.5%	08/07/2024	n/a
First Horizon Bank MM Acct. #220006049981	\$257,464.64	4.5%	03/15/2023	n/a
Ozarks Bank - CD Acct. #6901969113	\$259,368.94	5.00%	2/23/2023	04/22/2025

- B. Roberto Mercade moved, and Bruno Manzo seconded a motion to authorize the President and Treasurer to proceed with opening a brokerage account through First Horizon with the purpose of investing in treasury bills from time to time at the then current rates. Motion carried unanimously.

4. New Business

- A. Teresita otero moved and Florencia Spangaro seconded a motion to authorize the President to negotiate the Comcast Contract. Motion carried unanimously.
- B. The Board will consider hiring a 3rd party to provide ideas on how to enhance the Community. Management will get bids from architects or 3rd parties including those who were contacted before as well as other possible parties.

5. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved and Bruno Manzo seconded a motion to ratify the decision to accept the recommendation of the Landscaping committee to approve the proposal from Total Garden to Trim Palms at a total price of \$9,000.00. Motion carried unanimously.
- 2) Based upon the current condition and appearance of the grass throughout the Community, which appears to have improved, the Board decided that no action would be taken at this time regarding the Sugarcane Mosaic Virus and that the Board would continue to monitor and reassess the situation at a later date.
- 3) Martha Block informed that the area around the water station on NW 50 Doral Circle South has been cleared and levelled in preparation for new planting.

B. Maintenance Committee

- 1) Roberto Mercade moved, and Florencia Spangaro seconded a motion to approve the final invoice from Glowsun for removal of old street signs and assembly & installation of new street signs at a total price of \$1,540.00. Motion carried unanimously.

Bruno Manzo moved, and Martha Block seconded a motion to ratify the decision to accept the following recommendations of the maintenance committee:

- 2) To approve the proposal from M Pierce for 9340 NW 48 Doral Terrace to install a waterproof system front and rear balcony decks after the contractor has roof deck ready at a total price of \$2,800.00.
- 3) To approve the proposal from Service One Usa to remove and replace balcony railings at 9340 NW Doral Terrace as per attached proposals at a total price of \$2600.00.
- 4) To approve the proposal from Alsar Construction to repair driveway slab crack at 9331 NW 50 Doral Circle South, at a total price of \$920.00.
- 5) To approve the proposal from Bortz Electric to replace the light pole #4 that was hit and broken at a total price of \$1,950.00.
- 6) To approve an additional \$350.00 to include asphalt repair to the previously approved proposal from Kebos Electrical proposal for the repair of pole #25 on NW 48th Doral Terrace. New Grass not included.
- 7) To approve the proposal from Quick Clean to clean the community storm drains at a total price of \$1,700.00.
- 8) To approve the proposal from Luis Enterprises to replace existing timer with new WP-ME 4-22 at a total price of \$870.00.

Motion carried unanimously.

- 9) Bruno Manzo moved, and Roberto Mercade seconded a motion to approve the proposal from M. Pierce to repair the flat roof at 9329 NW 50 Doral Circle North and apply silicone coating to the flat roof. Motion carried unanimously.

6. Discussion Topics

- A. Bruno Manzo and Florencia Spangaro volunteered to get proposals for security cameras and lighting throughout the Community.
- B. Florencia Spangaro has prepared a "State of the Colony" newsletter to be sent to the Community and will do so periodically.
- C. Roof Report was sent to all Board Members for their review.

7. Action Items

8. Open Forum

9. Florencia Spangaro moved, and Bruno Manzo seconded a motion to adjourn the meeting at 8:52 pm.

10. The Board went into Executive Session