

DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Wednesday January 22nd, 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, January 22nd, 2025, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President, called the meeting to order at 7:00 pm.

Board Members Present: Scott Weisburd, President; Roberto Mercade, Vice-President; Martha Block, Secretary; Patricia Reiss, Director, Bruno Manzo, Director; Esteban Pareja, Director; Laurent de Jaham, Board Member Emeritus and Jesse Jones, Board Member Emeritus.

Present from Management: Delia Arcelus, CAM, and Alexandra Garcia, Assistant Property Management.

Homeowners' Present: Armando J. Martir of 4963 NW 93 Doral Circle East, and Florencia Spangaro of 9319 NW 50 Doral Circle South.

2. Review of the following minutes:

A. Martha Block moved, and Esteban Pareja seconded a motion to approve the December 18th, 2024, Board Meeting Minutes. Motion carried unanimously.

3. Norberto Spangaro, (Doral Common Corp. Board Member) presented the Access Control Application features and offered to hold a training session for all residents.

4. Appointment of Board Members

A. Martha Block moved, and Roberto Mercade seconded a motion to appoint Florencia Spangaro to the Board of Directors to occupy the seat occupied by Francisco Annicchiarico. Motion carried unanimously.

5. Financial Report

A. Balances as of December 31st, 2024 (unadjusted)

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$133,435.46			n/a
City National Bank - MM Account # 0742727576	\$122,133.21	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	\$259,368.94	5.00%	2/23/2023	04/22/2025

6. Committee Reports

A. Landscaping Committee

- 1) Martha Block explained the situation with the Mosaic Virus problem affecting the community grass and the possible actions to be taken.

B. Maintenance Committee

- 1) Consideration of proposal from M Pierce to install a waterproof system on front and rear balcony decks at 9340 NW 48 Doral Terrace for a price of \$2,800.00 was deferred until more information is obtained.
- 2) Esteban Pareja moved, and Florencia Spangaro seconded a motion to approve the proposal from M. Pierce to repair leak at top of stairs at 9321 NW 50 Doral Circle North at a total price of \$1,800.00.
- 3) Martha Block moved and Esteban Pareja seconded a motion to approve the proposal from Kebos Electrical to repair electrical pole No. 25 (make a trench to pass the PVC pipe, pass three cuts of #12 copper cable, 85 feet long, install photocell and repair asphalt at a total price of \$1,500.00. Asphalt repair and grass replacement not included. Motion carried unanimously.
- 4) Martha Block moved, and Esteban Pareja seconded a motion to ratify the decision to accept the recommendation of the Maintenance Committee to approve the following:
 - a. Proposals from M. Pierce:
 - Roof leak repair by the garage at 9327 NW 48 Doral Terrace at a total price of \$1,800.00.
 - Balcony repair at 9328 NW 48 Doral Terrace. Remove old wood deck structure, apply silicone coating over existing flat roof (10-year warranty), and replace wood deck for a total price of \$7,500.00.
 - b. To add the front door at 5060 NW 93rd Doral Place to the list of doors to be painted at \$150.00 price.
 - c. To authorize extra cost of \$313,50 to the street signs proposal for a total of \$9,313.50.
 - d. To approve the proposal from Fast-Dry Courts to pressure clean two asphalt tennis courts at a total price of \$1,500.00 Motion carried unanimously.Motion carried unanimously.

7. Comcast Contract

Comcast has proposed an early renewal of the Contract at a reduced rate. The Board authorized the President and Management to proceed with negotiations for this early renewal.

8. Annual Meeting

- A. Bruno Manzo moved, and Patricia Reiss seconded a motion to approve the proposal from Party Rentals Group for rental of tables, chairs, and audiovisual equipment for the annual meeting at a total price of \$716.00. Motion carried unanimously.
- B. Bruno Manzo moved, and Patricia Reiss seconded a motion to approve proposal from Marietta's Box for Annual Meeting catering, at a total price of \$1,869.00. Motion carried unanimously.

9. Application Lease/Purchase/Occupancy

- A. Patricia Reiss moved, and Esteban Pareja seconded a motion to approve the following Occupancy Application:

Property: 9340 NW 48 Doral Terrace, Doral, FL 33178

Homeowner: Darlene Toney

Applicant: Michael Holt

Pending Orientation Meeting

Motion carried unanimously.

10. Action Items

11. Adjournment

Florencia Spangaro moved, and Patricia Reiss seconded a motion to adjourn the meeting at 8:32 PM.

12. Executive Session