

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Wednesday April 16th, at 7:00 pm

Doral Colony Pool Cabana

Agenda

1. Call to order, Roll Call, and Determination of Quorum.

2. Review of the following minutes:

A. March 19th, 2025, Board Meeting Minutes.

3. Financial Report

A. Balances as of March 31, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$66,404.77			n/a
City National Bank - MM Account # 0742727576	\$305,622.79	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. Consideration of expiring CD at Ozark Bank

[71] - Association Services

Effective: April 5, 2025

Certificates of Deposit/IRA SPECIALS ⁽⁴⁾:

Term	Interest Rate	APY
7 Month CD/IRA	4.402%	4.50%
13 Month CD/IRA	3.923%	4.00%

4. New Business

A. Management Announcement

B. Community Enhancements Discussion

1)Proposals from the following Architects for design services:

a. Angles Design

b. Arkitech

c. JR Planning (Pending Proposals)

5. Committee Reports

A. Landscaping Committee

- 1) Consideration of the recommendation of the Landscaping Committee to approve Landscaping Modification Request for 9310 NW 50th Doral Circle South to install artificial turf, remove shrubs; add marble rocks for entry and replace existing shrubs with clusias.

B. Architectural Committee

- 2) Ratify the decision to accept the recommendation of the Architectural Committee to approve the request for 9327 NW 48th Doral Terrace to replace some windows with impact windows.

C. Maintenance Committee

- 1) Consideration to accept the recommendation of the Maintenance Committee to accept the estimate from MPierce to install silicone coating in flat roof number 1 currently leaking at 5030 NW 93rd Doral Place at a total price of \$4500.00.
- 2) Consideration of the proposal from MPierce for Fascia Board Repair at 9339 NW 48 Doral Terrace, as per contractor this would be 70% termite damage and 30% wood rot at a total price of \$2,500.00.
- 3) Consideration of the following proposals from Picazzo Painting.
 - a. Stain front door at 9344 NW 48th Doral Terrace at a total price of \$400.00.
 - b. Conduct the following repairs at 9340 NW 48th Doral Terrace for a total price of \$5,200.00.
 - i. Repair and stain front door and side panel.
 - ii. Repair walls in the area behind the gate, close holes and cracks, pressure wash & paint.
 - iii. Repair and paint small wooden door of garbage area.

6. Lease/Purchase/Occupancy Application

A. Consideration of the following purchase application

- Address: 9324 NW 50 Doral Circle North
- Owner(s): Martha Quinonez
- Buyer(s): Carlos Martinez, Ylse Garcia de Martinez & Carel Martinez

B. Consideration of the following lease application

- Address: 9340 NW 50 Doral Circle North
- Lessor: Melaste Investment LLC
- Lesse: Pablo Alejandro Fiorentino & Maria Eugenia Ramirez

7. Discussion Topics

A. Security Issues

8. Action Items

9. Open Forum

10. Adjournment

11. Executive Session