

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Tuesday June 17th, at 7:00 pm

Doral Colony Pool Cabana

Agenda

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

2. Discussion with Steve Martin from M Pierce Roofing.

3. Review of the following minutes:

A. April 16th, 2025, Board Meeting Minutes.

4. Financial Report

A. Balances as of May 31st, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$79,734.83			n/a
City National Bank - MM Account # 0742727576	\$397,796.07	2.50%	10/1/2018	n/a
First Horizon – Brokerage Acct. # CFJ-729690	\$1,498,922.25		08/07/2024	n/a
First Horizon Bank MM Acct. #220006049981	\$5,027.18	3.30%	03/15/2023	n/a
Ozarks Bank - CD Acct. #6901969113	\$263,598.92	4.40%	2/23/2023	11/22/2025

B. Consideration of the 2024 Audit Draft and taxes as prepared by the CPA.

5. Old Business

A. Ratify the decision to sign the Comcast Contract for 5 years and 6 months from May 15,2025 at a monthly rate of \$11,082.07 (\$103.18 plus taxes per unit)

B. Board Member Certification.

6. Committee Reports

A. Landscaping Committee

1) Ratify the decision to accept the recommendation of the Landscaping Committee to retroactively approve the Landscaping Modification Request for 9319 NW 50 Doral Circle South to remove all sod; tree/bush next to house; grade area for water flow and installation of three drainpipes.

2) Consideration to accept the recommendation of the Landscaping Committee to approve the proposal from My Lawn Landscaping to remove a sick Ligustrum Tree inside the arch at 9310 NW 50 Doral Circle South.

- 3) Consideration to accept the recommendation of the Landscaping Committee to approve the request from 9310 NW 50 Doral Circle South (Lamelas) to remove a cocoplum bush in front of the bathroom window. Work to be done by My Lawn due to the pipes in the area. Payment to be received from homeowner prior to the work being done.

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the Architectural Committee to approve the request for 5051 NW 93 Doral Circle East to replace front door with impact doors.

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the proposal from SoFlo Services to clean flat roofs and downspouts on Phase 2 at total price of \$4,850.00.
- 2) Ratify the decision to accept the recommendation of the Maintenance Committee to approve the proposal from McGrath Property Services for the replacement of a circulation motor for the pool at a total cost of \$1,190.00.
- 3) Ratify the decision to accept the recommendation of the maintenance committee to accept the following proposals from M Pierce:
 - a. 9311 NW 50 Doral Circle South to install silicone roof primer seal all penetrations and install silicone roof coating system at a total price of \$4,500.00.
 - b. 5001 NW 93 Doral Circle East to install silicone roof coating at a total price of \$4,500.00.
 - c. Roof repair for in the bathroom at 9320 NW 48 DT at a total price of \$1,800.00
 - d. Remove and replace plumbing stack at 9320 NW 48 DT at a total price of \$2,200.00.

7. Purchase/Lease/Occupancy Application

- 1) Ratify the decision to not implement the right of first refusal on the following applications.
 - Address: 9314 NW 50 Doral Circle South
Owner: Inversiones Canary 404, LLC - Occupant: Dina Khalilova
 - Address: 9331 NW 48th Doral Terrace
Owner: Eduardo J Mathison - Tenant: Luigi Annese & Alessandro Annese

8. Discussion Topics

- 1) Community Enhancements
 - a. Roofing Consultants' proposals
 - b. Architects Proposals
- 2) Consideration to invite the City of Doral Code Compliance Representatives to attend the next Board meeting to inform and answer questions regarding City Ordinances.

9. Action Items

10. Open Forum

11. Adjournment

12. Executive Session