

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Tuesday, June 17th, 2025, at 7:00 pm

At the Doral Colony Pool Cabana

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Tuesday, June 17th, 2025, at the Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:02 PM.

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

Board Members Absent: Bruno Manzo, Director.

Present from Management: Delia Arcelus, CAM.

1. Discussion with Steve Martin from M Pierce Roofing.
2. Review of the following minutes:
- A. Roberto Mercade moved, and Teresita Otero seconded a motion to approve April 16th, 2025, Board Meeting Minutes. Motion carried unanimously
3. 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

- Martha Block moved, and Patricia Reiss seconded a motion to move \$150,000.00 from City National Bank Money Market Account to First Horizon Brokerage Account. Motion carried unanimously.
- B. Martha Block moved, and Roberto Mercade seconded a motion to approve the 2024 Audit Draft and taxes as prepared by the CPA. Motion carried unanimously.

4. Old Business

- A. Florencia Spangaro moved, and Patricia Reiss seconded a motion to 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). Motion carried unanimously.
- B. Board Member Certification.

5. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved, and Teresita Otero seconded a motion to 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. Motion carried unanimously.
- 2) Martha Block moved, and Florencia Spangaro seconded a motion 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. Motion carried unanimously.
- 3) Martha Block moved, and Florencia Spangaro seconded a motion 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. Motion carried unanimously.

B. Architectural Committee

- 1) Florencia Spangaro moved, and Martha Block seconded a motion to 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. Motion carried unanimously.

C. Maintenance Committee

- 1) Florencia Spangaro moved, and Roberto Mercade seconded a motion to 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. Motion carried unanimously.
- 2) Florencia Spangaro moved, and Roberto Mercade seconded a motion to 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. Motion carried unanimously.
- 3) Florencia Spangaro moved, and Roberto Mercade seconded a motion to 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 the plumbing stack at 9320 NW 48 DT at a total price of \$2,200.00.

Motion carried unanimously.

6. Purchase/Lease/Occupancy Application

1) Martha Block moved, and Roberto Mercade seconded a motion to 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

Motion carried unanimously.

7. 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.

8. Action Items

9. Open Forum

10. Adjournment

- Teresita Otero moved, and Roberto Mercade seconded a motion to adjourn the meeting at 9:00 pm.

11. Executive Session