

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday April 16th, 2025, at 7:00 pm

Via Zoom Meeting

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Thursday April 16th, 2025, via Zoom Meeting. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:01 PM.

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

Present from Management: Delia Arcelus, CAM.

2. Review of the following minutes:

A. Bruno Manzo moved, and Patricia Reiss seconded a motion to approve March 19th, 2025, Board Meeting Minutes. Motion carried unanimously.

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. Teresita Otero moved, and Bruno Manzo seconded a motion to authorize President Scott Weisburd and Delia Arcelus from Doral Management to renew expiring CD at Ozark Bank based on the rates offered, if ½% or more go for shorter term, if less than ½% go for longer term. Motion carried unanimously.

[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. Doral Management shared with the Board their merger with Unlimited Property Management.
- B. Community Enhancements Discussion. The Board discussed the approach to obtain ideas from architects/designers and also discussed the roof replacement.

5. Committee Reports

A. Landscaping Committee

- 1) Patricia Reiss moved, and Roberto Mercade seconded a motion to approve 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. Motion carried unanimously.

B. Architectural Committee

- 2) Bruno Manzo moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the Architectural Committee to approve the request from 9327 NW 48th Doral Terrace (Kubacki) to replace some windows with impact windows. Motion carried unanimously.

C. Maintenance Committee

- 1) Teresita Otero moved, and Roberto Mercade seconded a motion to approve the recommendation of the Maintenance Committee to accept the proposal from M. Pierce to repair the flat roof number 1 (currently leaking) and install silicone coating on that flat roof number at 5030 NW 93rd Doral Place (Figueroa), at a total price of \$4500.00. Motion carried unanimously.
- 2) Teresita Otero moved, and Roberto Mercade seconded a motion to approve the proposal from M. Pierce for Fascia Board Repairs at 9339 NW 48 Doral Terrace (Ferro) at a total price of \$2,500.00. As per proposal, this would be 70% (\$1,750.00) termite damage (homeowner responsibility) and 30% (\$750.00) rotten wood (HOA responsibility). Motion carried unanimously.
- 3) Bruno Manzo moved, and Roberto Mercade seconded a motion to approve 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.

Motion carried unanimously.

6. Lease/Purchase/Occupancy Application

- A. Roberto Mercade moved, and Teresita Otero seconded a motion to approve 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

Motion carried unanimously.

B. Patricia Reiss moved, and Roberto Mercade seconded a motion to approve the following lease application:

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

Motion carried unanimously.

7. Discussion Topics

A. Security Issues – Florencia Spangaro and Bruno Manzo are looking for options for discussion including CCTV proposals.

8. Adjournment

- Teresita Otero moved, and Bruno Manzo seconded a motion to adjourn the meeting at 8:47 pm.

9. Executive Session