

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday August 7th, at 7:00 pm

Via Zoom Meeting

Meeting ID: 835 0142 8125 **Passcode:** 173394

Agenda

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

2. Review of the following minutes:

A. June 17th, 2025, Board Meeting Minutes.

3. Financial Report

A. Balances as of July 31st, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$56,313.56			n/a
City National Bank - MM Account # 0742727576	\$491,493.99	2.50%	10/1/2018	n/a
First Horizon – Brokerage Acct. # CFJ-729690	\$1,508,034.09		08/07/2024	n/a
First Horizon Bank MM Acct. #220006049981	\$5,054.55	3.30%	03/15/2023	n/a
Ozarks Bank - CD Acct. #6901969113	\$263,598.72	4.40%	2/23/2023	11/22/2025

4. Old Business

5. Committee Reports

A. Landscaping Committee

B. Architectural Committee

1) Consideration of proposal from Mr. Balerdi of 4953 NW 93 Doral Place to install new front door.

C. Maintenance Committee

1) Consideration of proposal from Picasso Painting for Garage Door Preparation & Repaint:
9310, 9314, 9318, 9322, 9326, 9330, 9334, 9338 **NW 50 Doral Circle South** for a total of \$3,600.00

- 2) Ratify the decision to accept the recommendation of the maintenance committee to accept the following proposals from M Pierce:
 - a. 9321 NW 48 DT for roof repair for a total price of \$2,200.00.
 - b. 9324 NW 48 DT for roof repair for a total price of \$2,200.00
- 3) Consideration of the following proposals from Odrasil:
 - a. For balcony repairs at 5031 NW 50 DCE for a total of \$5,570.00 which \$2,600.00 is Association responsibility.
 - b. For front wall repairs at 9335 NW 48 Doral Terrace for a total price of \$8,050.00
 - c. For garage water leak on side wall repair at 9310 NW 50 Doral Circle South for a total price of \$1,610.00
- 4) Consideration of proposal from Pesky Critters to place racoons' traps on the pool cabana for \$175.00 per animal trapped.

6. Purchase/Lease/Occupancy Application

- 1) Consideration not to exercise the right of first refusal on the following purchase application:
 - Address: 9341 NW 50th Doral Circle North
 - Owner: Enrique & Brenda Blanco
 - Buyer(s): Grupo KD SRL, LLC - Jose Vargas Lobaton & Tatiana de Vargas

7. Discussion Topics

- 1) Community Enhancements
 - a. Roofing Consultants' Interviews
- 2) ICE Protocol
- 3) Board Members Certification

8. Action Items

9. Open Forum

10. Adjournment

11. Executive Session