

STATE OF THE COLONY
JUNE 2025

Dear Homeowners,

As we reach the halfway point of 2025, I would like to take this opportunity to share an overview of recent developments and upcoming priorities for Doral Colony. Over the past quarter, we have hosted several Board Meetings and held a Community Workshop. We thank all Residents who were able to attend and contribute.

A reminder to all: Homeowners are always welcome to attend Board Meetings throughout the year. Information regarding upcoming meetings is posted in advance of the meeting across our community and is also available on our community website: www.doralcolony.com.

Management Company Merger:

As announced on May 9th, Doral Management Company, led by Delia Arcelus, has officially merged with Unlimited Property Management, a division of Hawk-Eye Management LLC. This merger brings together two organizations with a shared commitment to high service standards and operational excellence.

What Remains Unchanged:

- The Doral Management team dedicated to our Community
- Current management fees and operating procedures
- Homeowners' payment methods
- Doral Management contact information (phone and email)

Next Steps:

The Board will be coordinating with the newly merged Management Company to ensure continuity and to explore enhanced support and resources available through this partnership.

Community Workshop:

During our virtual workshop on April 22nd, we engaged in productive dialogue on multiple community topics. Chief among them was the condition of our roofs, alongside resident feedback regarding driveways, walkways, paint, guest parking, landscaping, and overall modernization. The Board values your input, which is being incorporated into ongoing planning and decision-making.

Next Steps:

The Board will continue to host Community Workshops periodically. If there are specific topics you'd like to see addressed in future sessions, we encourage you to reach out.

Community Enhancements - Roof Project:

The Board has identified the condition of our roofs as a top priority. To that end, we are in the process of considering hiring a qualified Roof Consultant. This professional would assist us with several items, including but not limited to developing contractor bid specifications, managing the process of selecting a Roof Contractor, ensuring compliance with permitting, and Project oversight. Based on our experience with the Front Entrance Project, we believe expert third-party guidance is essential for a project of this scale.

Next Steps:

In parallel to the Roof Consultant process, we will be evaluating financing options, including the potential use of reserve funds, a bank loan, and/or Homeowner assessments. Additional updates will be provided as the Project progresses, and we encourage you to attend Board Meetings to learn more.

Master Plan Visioning:

To guide our long-term planning, the Board is considering the development of a comprehensive Master Plan. This plan would provide a framework for future upgrades and improvements beyond the Roof Project. We are considering hiring an Architect or Design Firm and are beginning the process of seeking proposals to assist with this effort.

Next Steps:

Bid solicitation and budgeting for this work is commencing and will run in parallel to our Roof Project.

Front Entrance – Technology Use:

All Homeowners are encouraged to use the **My Property App**, which includes convenient tools such as QR Code entry and permanent guest management.

Next Steps:

Need help setting up your app? Please contact: colony@doralmanagement.com.

We are considering hosting a brief tutorial or workshop to support Residents in accessing and using the app. If there's interest, we will coordinate with our Property Manager to schedule this session.

Security Updates:

In coordination with the Doral Common Board, we continue to actively explore enhancements to our security infrastructure, including the addition of lighting and surveillance cameras. In the interim, we remind all residents to maintain vigilance, especially during the summer season when many of us may be traveling:

- Keep exterior lights on at night
- Lock all vehicles and remove valuables
- Secure garage access points
- Use personal security systems where available
- Remain engaged with your neighbors
- Report any suspicious activity immediately

Next Steps:

We are exploring the possibility of hosting a Security Workshop with a law enforcement representative or expert who can provide practical safety tips and tools. Please let us know if this would be of interest to you.

Thank you for your continued support, participation, and feedback. Your engagement is critical to the success and vitality of our community. The Board looks forward to working with all of you to continue to make Doral Colony a safe, well-maintained, and welcoming place to live.

Warm regards,

Scott Weisburd

President, Doral Colony Board of Directors