

STATE OF THE COLONY

SEPTEMBER 2025

Dear Homeowners,

Thus far in 2025, in addition to our Annual Meeting, we have held **6 Board Meetings** as well as a **Community Workshop**. We wish to extend our sincere appreciation to all residents who have been able to attend and actively participate at these Meetings. Your engagement and input are invaluable in helping us maintain a strong and vibrant Community.

During the past quarter, the Board has remained focused on advancing several key priorities. In partnership with our Management Company, we have continued our work during formal Board Meetings and through additional efforts outside of them. These collective actions are aimed at ensuring the continued upkeep, improvement, and long-term wellbeing of our Community.

With this communication, we would like to provide you with updates on the progress of our work, as well as several reminders and notices that we believe will be helpful for all residents.

Updates

Community Enhancements

Roof Project

As previously advised, at the Community Workshop the condition of our roofs was determined to be a top priority. Since our last update, we provided a “Request For Proposal” to seven different Roof Consultants and received five proposals for our consideration. After reviewing these proposals, the Board selected three firms for interviews. Following the interview process, our Management Company is conducting due diligence, including obtaining references. Once this stage is complete, the Board will reconvene to review the findings and determine next steps.

Should the Board decide to retain a Roof Consultant, this professional could assist with a wide range of services, including developing Contractor bid specifications, managing the Contractor selection process, ensuring compliance with permitting requirements, and providing project oversight. The Board believes that third-party expertise will be critical in guiding a project of this size and importance.

Recent Actions

- **Garage Doors:** As part of our ongoing maintenance program, another set of garage doors has been repainted. This work is being staggered across the Community to ensure that garage doors are refreshed as needed, maintaining both consistency and curb appeal. The Board remains committed to addressing these projects in phases so that all areas of the Community are kept in good condition.
- **Grass Replacement:** As previously advised, several areas of grass throughout the Community have been severely damaged by the Mosaic Virus, a transmissible condition that cannot be fully eradicated but can be improved by replacing the existing Saint Augustine grass with Palmetto grass which is more resilient to this virus. The Board will continue to assess other areas of grass throughout the Community.
- **Wall Repairs:** Repairs were recently completed on the lake walls behind Doral Circle East. This work involved filling holes and strengthening the walls with added concrete, a step taken to ensure the durability of the repairs and extend the life of the structure. These improvements are part of our broader effort to keep key infrastructure in sound condition for years to come.

- **Comcast Contract:** After a period of negotiation with Comcast, the Board has successfully renewed the Comcast Contract for an additional five and a half years. This renewal was secured at a slightly reduced rate, allowing us to maintain service continuity for residents while also achieving cost savings for the Community.
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Reminders

Board Meetings

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. Please make note of the updated contact information for our Management Company:

Email: colony@unlimitedpm.com **Phone:** (305) 591-8715

Delia Arcelus: delia.arcelus@unlimitedpm.com

Alexander Zust: azust@unlimitedpm.com

Security:

In coordination with the Doral Common Board, we are actively evaluating enhancements to our security infrastructure, including additional lighting and surveillance cameras. While these measures are under review, we ask all residents to remain vigilant and follow these best practices:

- **Keep exterior lights on at night** to deter unwanted activity.
 - **Lock all vehicles and remove valuables** (including garage remotes)
 - **Secure garage access points** and ensure doors fully close before driving away.
 - **Use personal security systems** and keep contact information up to date.
 - **Stay engaged with your neighbors** - share timely updates and look out for one another.
 - **Report any suspicious activity immediately** to local authorities and Management.
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Doral Colony is a Community we can all take pride in, and the Board remains committed to safeguarding its character and appeal. As we move forward, our focus will remain on ensuring a safe, well-maintained, and welcoming environment for every resident. We thank you for your support and look forward to continuing this important work together.

Warm regards,

Scott Weisburd

President, Doral Colony Board of Directors