

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Tuesday, December 9th, 2025, at 7:00 pm

Meeting ID: 830 1304 7003 **Passcode:** COL1234

Agenda

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

2. Review of the following minutes:

A. November 13th, 2025, Board Meeting Minutes.

3. Financial Report

A. Balances as of November 30th, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$137,662.47			n/a
City National Bank - MM Account # 0742727576	\$195,606.52	2.50%	10/1/2018	n/a
First Horizon – Brokerage Acct. # CFJ-729690	\$1,524,363.18		08/07/2024	n/a
First Horizon Bank MM Acct. #220006049981	\$155,526.81	3.30%	03/15/2023	n/a
Ozarks Bank - CD Acct. #6901969113	\$268,507.54	4.40%	04/22/2025	11/22/2025

4. New Business.

- Consideration and adoption of the 2026 Budget.
- Consideration to move \$20,000.00 from the operating to the Reserves to create a "Legal Reserve" fund.
- Consideration of new pool service agreement.

5. Old Business

- Ratify decision to accept the following proposals:
- From AM Engineers and Contractors to open main valve and repair flushometer at the colony pool cabana area for a total price of \$760.00
- From Bortz Electrics to repair light pool on the pool deck for a total price of \$240.00

6. Committee Reports

A. Landscaping Committee

- Consideration of proposals to remove tree between 4965 and 5001 NW 93rd Doral Cir East, as follows:
 - From My Lawn Service for a total price of \$950.00 (Stump grinding included)
 - From Total Garden for a total price of \$2,500.00 (Stump grinding included)

B. Architectural Committee

- 1) Ratify the decision to accept the recommendation of the architectural committee to approve request of Grupo KD SRL, LCC of 9341 NW 50 Doral Circle North to install impact windows.
- 2) Consideration to approve AMR from Mr. Manzo of 5133 NW 93rd Doral Way to replace kitchen window with Serie 200 Horizontal Rolling Window L.M.I. XO, color Bronze.

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the maintenance committee to approve the following proposals:
 - From M Pierce to repair front entrance roof leak and back patio roof leak at 9336 NW 48th Doral Terrace for a total price of \$6,840.00
 - From M Pierce to repair upper flat roof at 5031 NW 93 Doral Circle East for a total price of \$6,000.00
 - From Picasso Painting to perform the following scope of work at 9315 NW 48 Doral Terrace
 - Repaint the back balcony railing and replace the top rail wood at 9315 for a total price of \$550.00
 - Paint exterior back wall at 9315 for a total price of \$350.00
 - Repaint front railing and replace top rail wood at 9315 for a total price of \$550.00
 - Paint interior walls of front balcony for a total price of \$550.00
 - From Picasso Painting to paint exterior back wall at 9313 NW 48 Doral Terrace for a total price of \$350.00
- 2) Consideration to accept the following proposals from M Pierce:
 - To repair roof leak located at the kitchen on 9352 NW 48 Doral Terrace for a total price of \$1,800.00
 - To repair roof leak located at rear patio on 4953 NW 93 Doral Place for a total price of \$6,500.00

7. Discussion Topics

A. Community Enhancements

- 1) Roofing Consultants' Interviews, Comparison Chart & References

8. Purchase/Lease Applications

1) Consideration not to exercise the right of first refusal on the following Lease application:

- Address: 9341 NW 50th Doral Circle North
Owner: Grupo KD SRL, LLC - Jose Vargas Lobaton & Tatiana de Vargas
Tenant(s): Anand Tarpara & Anisha Ramakrishna

9. Action Items

10. Open Forum

11. Adjournment

12. Executive Session