

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, November 13th, 2025, at 7:00 pm

At the Doral Colony Pool Cabana

Agenda

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

2. Review of the following minutes:

A. October 9th, 2025, Board Meeting Minutes.

3. Financial Report

A. Balances as of October 31st, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$119,870.10			n/a
City National Bank - MM Account # 0742727576	\$161,954.69	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.

5. Committee Reports

A. Landscaping Committee

- Ratify the decision to accept the recommendation of the landscaping committee to approve the following proposals from My Lawn Service:
 - a. To deliver and install one pallet of Palmetto sod Between House#4945 and 4941 NW 93rd Doral Place and remove existing dead sod grade and prepare area and install new sod for a total price of \$650.00
 - b. To clean areca palm next to 9322 NW 50th Doral Circle South and remove the tallest trunks touching the roof for a total price of 350.00
 - c. To deliver and install 2 pallets of palmetto sod to close of several wide areas around trees and bushes in common area with sod for a total price of \$1,000.00
 - d. To deliver and install 2 junipers at the front and 12 junipers at the back of 9317 NW 48 Doral Terrace and install for a total price of \$350.00

- e. To remove carissa plant in front of 9353 NW 50th Doral Circle North on both sides, for a total price of \$250.00

B. Architectural Committee

C. Maintenance Committee

- 1) Ratify the decision to accept the recommendation of the maintenance committee to approve the following proposal from Alsar Construction for 9335 NW 48 DT to repair exterior wall for a total price of \$8,050.00
- 2) Consideration of proposals to repair pool furniture as follows:
 - a. From Florida Umbrella for \$1,255.00
 - b. From Roberts Aluminum for \$1,651.70
- 3) Ratify the decision to accept the recommendation of the maintenance committee to approve the following proposal from Alsar Construction for 9353 NW 50 DCN to repair uneven walkway for a total price of \$862.50
- 4) Ratify the decision to accept the recommendation of the maintenance committee to approve the following proposal from Picasso Painting to paint railing, fix wood and pressure wash wall that will be repaired with concrete for a total price of \$2,000.00
- 5) Consideration to approve proposal from Glow Sun to pressure-wash and repaint the pool cabana floor including stairs and ramps; and repair and repaint deteriorated painted surfaces around the pool deck for a total of \$3,570.00

6. Discussion Topics

A. Community Enhancements

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

B. Holiday Party Update

- Consideration you approve of the following proposals:
 - a. From The Lux DJs for DJ Services for a total of \$700.00 for 4 hours and \$500.00 for 2 hours (equipment and lights included)
 - b. From Party Rentals Group for party equipment rental for a total of \$906.29
 - c. From Gauchitos Catering for the attached menu for a total of \$3,000.00

C. Landscaping Gift

APPROVED 2022		
NAME	Gift Cards	TD
Robert Arteaga	150.00	
Luterio Arteaga	150.00	
Gulseren Lugo	250.00	
Miguel Chaves	80.00	
Alexander Torres	100.00	
Jose Chávez	80.00	
Edison Gomez	80.00	
Manuel Gonzales	80.00	
Erick Valeriano	50.00	
Sebastian Varela	50.00	
Daniel Nica	50.00	
Olga Montoya (Maintenance)	150.00	
Juan Moreno (Maintenance)	150.00	
Maria y Marina	200.00	
	1,620.00	

APPROVED 2023		
NAME	Gift Cards	fee
Roberto Arteaga	\$180.00	\$5.00
Luterio Arteaga	\$180.00	\$5.00
Edison Gómez	\$100.00	\$5.00
Sebastian Varela	\$75.00	\$5.00
Jose Chávez	\$100.00	\$5.00
Miguel Chávez	\$100.00	\$5.00
Manny Gonzales	\$100.00	\$5.00
Alex Torrez	\$120.00	\$5.00
Daniel Noda	\$75.00	\$5.00
Erick Veleriano	\$75.00	\$5.00
Juan Garcia	\$50.00	\$5.00
Yadier Guia	\$50.00	\$5.00
Jay Lugo	\$300.00	Check
Maria / Marina	\$200.00	
	\$1,705.00	
Card Fees	\$60.00	
	\$1,765.00	
Olga Montoya (Maintenance)	150.00	
Juan Moreno (Maintenance)	150.00	
	2,065.00	

PROPOSED 2024	
NAME	Gift Cards
Jay Lugo	\$1,000.00
Roberto Arteaga	\$300.00
Luterio Arteaga	\$300.00
Edison Gómez	\$150.00
Sergio Alexander	\$150.00
Miguel Asicona	\$150.00
Josue Chavez	\$150.00
Alex Torres	\$150.00
Micheal Rivas	\$100.00
Antonio Novoa	\$100.00
Frankling Novoa	\$100.00
Eduardo Mendoza	\$100.00
Juan Lopez	\$100.00
Carlos Manuel	\$100.00
Jacinto Pacheco	\$100.00
Juan Manuel	\$100.00
Jaime Franco	\$100.00
Cost of Cards	\$80.00
	\$3,330.00

7. Action Items
8. Open Forum
9. Adjournment
10. Executive Session