

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, October 9th, 2025, at 7:00 pm

Via Zoom Meeting

Meeting ID: 849 9870 5302 **Passcode:** 937444

Agenda

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

2. Review of the following minutes:

A. September 11th, 2025, Board Meeting Minutes.

3. Financial Report

A. Balances as of September 30th, 2025

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$106,470.90			n/a
City National Bank - MM Account # 0742727576	\$392,743.61	2.50%	10/1/2018	n/a
First Horizon – Brokerage Acct. # CFJ-729690	\$1,515,682.84		08/07/2024	n/a
First Horizon Bank MM Acct. #220006049981	\$155,135.31	3.30%	03/15/2023	n/a
Ozarks Bank - CD Acct. #6901969113	\$263,598.72	4.40%	04/22/2025	11/22/2025

4. New Business.

5. Committee Reports

A. Landscaping Committee

- 1) Ratify the decision to accept the recommendation of the landscaping committee to approve the Landscaping Modification request from Mr. & Mrs. Mercade of 9335 NW 48 DT to replace existing infected small palm trees with podocarpus.
- 2) Ratify the decision to accept the recommendation of the landscaping committee to approve the Landscaping Modification request from Mr. & Mrs. Hendrickson of 5061 NW 93 Doral Circle East to remove existing ferns, hedges and 3 palm trees along walkway inside the arch and replace with low maintenance shrubs and trees as per proposed design.
- 3) Ratify the decision to accept the recommendation of the landscaping committee to approve the proposal from Pesky Critters to install raccoons' traps.
- 4) Consideration of proposal from My Lawn to propose to deliver and install 20 pallets of red classic mulch to Doral colony in front of homes, common areas, and back of homes. Herbicides will be applied prior to installation to ensure long-lasting weed prevention for a total price of \$11,400.00.

B. Architectural Committee

C. Maintenance Committee

- 1) Consideration of the following proposals for 9335 NW 48 DT to repair exterior wall:
 - a. From Alsar Construction Corp for a total of \$8,050.00
 - b. From Headley Construction Group for a total of \$3,300.00, this estimate does not include painting
 - c. AM Home Developers for a total of \$7,580.00
- 2) Ratify the decision to accept the recommendation of the maintenance committee to approve proposal from M Pierce for roof repair at 5031 NW 93rd DCE for a total price of \$6,000.00.

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
Lessor(s): Grupo KD SRL, LLC - Jose Vargas Lobaton & Tatiana de Vargas
Lessee(s): Alberto Rotolo & Marzia Lopez
- 2) Consideration not to exercise the right of first refusal on the following occupant application:
 - Address: 4953 NW 93rd Doral Place
Owner(s): Joe Balerdi
Occupant(s): Yosdely Rojas

7. Discussion Topics

- A. Community Enhancements
 - 1) Roofing Consultants' Comparison Chart
 - 2) Roofing Consultants' References Review
- B. Cameras
- C. Holiday Party Update
- D. Parking Enforcement

8. Action Items

9. Open Forum

10. Adjournment

11. Executive Session