

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

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

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

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Tuesday, December 9th, 2025, via Zoom Meeting. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:04 pm.

Board Members Present: Scott Weisburd, President; Patricia Reiss, Vice President; Florencia Spangaro, Treasurer; Martha Block, Secretary; Roberto Mercade, Director; Bruno Manso, Director; Teresita Otero, Director; and, Jesse Jones; Board Member Emeritus.

Homeowner Present: Maria De Los Angeles Lopez of 5001 NW 93 Doral Circle East.

Present from Management: Delia Arcelus, CAM; Alexander Zust, CAM and Graxi Garcia, Assistant Property Manager.

1. Review of the following minutes:

A. Martha Block moved, and Roberto Mercade seconded a motion to approve the November 13th, 2025, Board Meeting Minutes. Motion carried unanimously.

2. Financial Report

A. Balances as of November 30th, 2025, were reviewed.

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

3. New Business.

- Roberto Mercade moved, and Bruno Manzo seconded a motion to approve and adopt the 2026 Budget as presented. Motion carried unanimously.
- Bruno Manzo moved, and Patricia Reiss seconded a motion to move \$20,000.00 from the Operating Account to the Reserves Account to create a "Legal Reserve" fund. Motion carried unanimously.

- Bruno Manzo moved, and Teresita Otero seconded a motion to approve new pool service agreement with XFP Services, LLC. Motion carried unanimously.

4. Old Business

- Bruno Manzo moved, and Patricia Reiss seconded a motion to ratify accepting 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 pole on the pool deck for a total price of \$240.00

Motion carried unanimously.

5. Committee Reports

A. Landscaping Committee

- Bruno Manzo moved, and Martha Block seconded a motion to approve proposal from My Lawn Service to remove tree between 4965 and 5001 NW 93rd Doral Cir East for a total price of \$950.00 (Stump grinding included). Motion carried unanimously.
- Martha Block moved, and Patricia Reiss seconded a motion to approve removing palm at 5113 5113 NW 93rd Doral Way plants around the property and replace with sod, up to \$350.00. Motion carried unanimously.

B. Architectural Committee

- 1) Bruno Manzo moved, Martha Block seconded a motion to 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. Motion carried unanimously.
- 2) Martha Block moved, and Roberto Mercade seconded a motion 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. The motion was carried with one abstention from Bruno Manzo.

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 Tabled pending further information and determination of responsibility
 - From M Pierce to repair upper flat roof at 5031 NW 93 Doral Circle East for a total price of \$6,000.00 Tabled pending further information and determination of responsibility
 - Bruno Manzo moved, and Martha Block seconded a motion to ratify accepting proposals from Picazzo 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 for a total price of \$550.00

- Paint exterior back wall for a total price of \$350.00
- Repaint front railing and replace top rail wood for a total price of \$550.00
- Paint interior walls of front balcony for a total price of \$550.00

Motion carried unanimously.

- Bruno Manzo moved, and Martha Block seconded a motion to ratify accepting proposal from Picasso Painting to paint exterior back wall at 9313 NW 48 Doral Terrace for a total price of \$350.00. Motion carried unanimously.
- Bruno Manzo moved, and Roberto Mercade seconded a motion to accept proposal; 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. Motion carried
- Consideration to repair roof leak located at rear patio on 4953 NW 93 Doral Place for a total price of \$6,500.00 was deferred.

6. Discussion Topics

A. Community Enhancements

A. Roofing Consultants' Interviews, Comparison Chart & References were all discussed.

7. Purchase/Lease Applications

- 1) Roberto Mercade moved, and Patricia Reiss seconded a motion not to exercise the right of first refusal in 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

Motion carried unanimously.

8. Action Items: Action Items were reviewed.

9. Open Forum

10. Adjournment

- Teresita Otero moved, and Martha Block seconded a motion to adjourn the meeting at 9:05 m

11. Executive Session