

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

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

At Doral Colony Pool Cabana

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Thursday, November 13th, 2025, at Doral Colony Pool Cabana. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:36 pm.

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

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

2. Review of the following minutes:

A. Roberto Mercade moved, and Patricia Reiss seconded a motion to approve October 9th, 2025, Board Meeting Minutes. Motion carried unanimously.

3. Financial Report

A. Balances as of October 31st, 2025, were reviewed.

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. Committee Reports

A. Landscaping Committee

- Patricia Reiss moved, and Florencia Spangaro seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the following proposals from My Lawn Service:
- 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 that are 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

Motion carried unanimously.

B. Maintenance Committee

- 1) Martha Block moved, and Florencia Spangaro seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve proposal from Alsar Construction for 9335 NW 48 DT to repair exterior wall for a total price of \$8,050.00. Motion carried unanimously.
- 2) Bruno Manzo moved, and Roberto Mercade seconded a motion to approve proposals from Florida Umbrella for \$1,255.00 to repair pool furniture. Motion carried unanimously.
- 3) Martha Block moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve proposal from Alsar Construction to repair uneven walkway at 9353 NW 50 DCN for a total price of \$862.50. Motion carried unanimously
- 4) Martha Block moved, and Florencia Spangaro seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve proposal from Picazzo Painting to paint railing, fix wood and pressure wash walls that will be repaired with concrete for a total price of \$2,000.00. Motion carried unanimously.
- 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. Was tabled.

5. Discussion Topics

A. Community Enhancements

A. Roofing Consultants' Interviews, Comparison Chart & References were reviewed by the Board.

B. Holiday Party Update

➤ Consideration 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

Figures are not yet final as we are still Receiving RSVP's

C. Florencia Spangaro moved, and Teresita Otero seconded a motion to approve Landscaping Gifts recommended by Management for 2025. Motion carried unanimously.

APPROVED 2022		
NAME	Gift Cards	TD Bank
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 Guía	\$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 Asicono	\$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

6. Action Items
7. Open Forum
8. Adjournment

➤ Teresita Otero moved, and Roberto Mercade seconded a motion to adjourn the meeting at 8:38 pm

9. Executive Session