

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

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

Via Zoom Meeting

Minutes

1. Call to order: A meeting of the Board of Directors of Doral Colony Homeowners Association was held on Thursday, October 9th, 2025, via Zoom Meeting. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:00 PM.

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

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

1. Review of the following minutes:

A. Bruno Manzo moved, and Roberto Mercade seconded a motion to approve September 11th, 2025, Board Meeting Minutes. Motion carried unanimously.

2. Financial Report

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

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

3. New Business. There was no New Business.

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved, and Bruno Manzo seconded a motion to 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. Motion carried unanimously.

- 2) Martha Block moved, and Bruno Manzo seconded a motion to 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. Motion carried unanimously.
- 3) Ratify the decision to accept the recommendation of the landscaping committee to approve the proposal from Pesky Critters to install raccoons' traps. Was deferred.
- 4) Martha Block moved, and Patricia Reiss seconded a motion to approve 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. Motion carried unanimously.

B. Maintenance Committee

- 1) Consideration of the following proposals for 9335 NW 48 DT to repair exterior wall:
 - 1) From Alsar Construction Corp for a total of \$8,050.00
 - 2) From Headley Construction Group for a total of \$3,300.00, this estimate does not include painting
 - 3) AM Home Developers for a total of \$7,580.00This item was tabled to allow Management time to obtain more detailed estimates to clarify the cost difference.
- 5) Bruno Manzo moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve proposal from M Pierce to install a silicone roof coating system at 5031 NW 93rd DCE for a total price of \$6,000.00. Motion carried unanimously.

5. Purchase/Lease/Occupancy Application

- 1) Roberto Mercade moved, and Bruno Manzo seconded a motion to not 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) Roberto Mercade moved, and Bruno Manzo seconded a motion to not 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

Motion carried unanimously.

6. Discussion Topics

A. Community Enhancements

- A. Roofing Consultants' Comparison Chart prepared by Management was discussed.
- B. Roofing Consultants' References Review prepared by Management was discussed.
- C. Management will schedule in person meetings with the Roofing Consultant candidates as well as a preliminary Board Meeting to discuss all of the candidates.

- B. Cameras – Bruno Manzo explained that there will be a study on the methods of monitoring of cameras once installed and other similar services prior to deciding on the installation in order to ensure the effectiveness of the project.
- C. Holiday Party Update – Management will send a “save the date” communication for November 20th, 2025.
- D. Parking Enforcement – BOD Discusses the Parking enforcement issues. The website will be updated by Management to ensure the rules are available to all Homeowners. Management will address the Board's request for continuing improvement in positive Homeowner interaction by our Security Team.

7. Action Items

8. Open Forum

9. Adjournment

- Teresita Otero moved, and Bruno Manzo seconded a motion to adjourn the meeting at 8:35 pm.