

**DORAL COLONY
HOMEOWNERS ASSOCIATION, INC.**

Board of Directors Meeting

Thursday, September 11th, 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, September 11th, 2025, via Zoom Meeting. A quorum was declared and Scott Weisburd, President called the meeting to order at 7:02 PM.

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

Board Members Absent: 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. Patricia Reiss moved, and Roberto Mercade seconded a motion approve August 7th, 2025, Board Meeting Minutes. Motion carried unanimously.

2. Financial Report

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

Bank / Acc #	Balance	Rate	Opening Date	Maturity Date
City National Bank - Operating Account # 0418863206	\$59,968.14			n/a
City National Bank - MM Account # 0742727576	\$382,970.41	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%	2/23/2023	11/22/2025

3. New Business.

A. Bruno Manzo moved, and Roberto Mercade seconded a motion to approve proposal from NSI insurance for insurance renewal 2025-2026 as follows:

DESCRIPTION OF COVERAGE	2024-2025 EXPIRING PREMIUM	2025-2026 RENEWAL PREMIUM
Property including Wrap	\$ 277,238.30	\$ 248,550.80
Commercial General Liability	\$ 7,879.20	\$ 7,266.00
Directors & Officers Liability	\$ 4,293.00	\$ 5,451.98
Crime	\$ 1,900.00	\$ 1,811.94
Umbrella Liability	\$ 2,724.23	\$ 2,882.62
Workers Compensation	\$ 509.00	\$ 503.00
Total Estimated Annual Premium*	\$ 294,543.73	\$ 266,466.34

Motion carried unanimously.

4. Committee Reports

A. Landscaping Committee

- 1) Martha Block moved, and Patricia Reiss seconded a motion to ratify the decision to accept the recommendation of the landscaping committee to approve the following proposals from My Lawn Service:
 - a. To install one pallet of palmetto sod between 4945 and 4941 NW 93rd Doral place for a total price of \$650.00
 - b. To remove 2 dead Robellini palms in common areas and remove cat palms in 9335 NW 48th Doral Terrace for a total price of \$475.00
 - c. To deliver and install plants in front of the electrical box as follows: 6-purple spikes 3G , 4- yesterday today and tomorrow 25G , 9- clusia 15G hedge , 9- ruellia 3G, 4 copper leaf and , 2 and half pallets of palmetto sod in front of electrical box for a total price of \$2,960.00
 - d. To 9327 remove cat palm and grade, deliver and install 7G Spanish stopper for a total price of \$670.00
 - e. To remove 8 large cat palms in between electrical station, remove all jasmine hedge all around and remove all large yellow thriallis from back of electrical box for a total price of \$1,500.00

Motion carried unanimously.

B. Architectural Committee

- 1) Bruno Manzo moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the architectural committee to approve the Architectural Modification request from Mr. Balerdi of 4953 NW 93 Doral Place to install new front door. Motion carried unanimously.
- 2) Bruno Manzo moved, and Martha Block seconded a motion to ratify the decision to accept the recommendation of the architectural committee to approve the Architectural request from Mr. and Mrs. Kubacki of 9327 NW 48 Doral Terrace to install impact, windows, front door and sliding doors, waiting for picture of door model to be submitted. Motion carried unanimously.

C. Maintenance Committee

- 1) Bruno Manzo moved, and Roberto Mercade seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the following proposals from M Pierce:
 - a. Roof repairs at 5070 NW 93rd Doral place for a total price of \$6,300.00 of which \$3,500.00 are homeowners' responsibility.
 - b. Roof repairs at 5021NW 50 Doral Circle South for a total price of \$2,500.00
 - c. Roof repairs at 9341 NW 50 Doral Circle North for a total price of \$5,800 of which \$1,500.00 are a homeowner responsibility.

Motion carried unanimously.

- 2) Bruno Manzo moved, and Teresita Otero seconded a motion to ratify the decision to accept the recommendation of the maintenance committee to approve the following proposals from Picasso Painting:
 - a. For gate repainting at 9315 NW 48 Doral terrace for a total price of \$530.00
 - b. For gate repainting and hinge replacement at 9335 NW 48th Doral Terrace for a total price of \$530.00
 - c. For gate repainting and hinge replacement at 9336 NW 48th Doral Terrace for a total price of \$530.00

Motion carried unanimously.

- 3) Bruno Manzo moved, and Roberto Mercade seconded a motion to approve proposal from My Lawn Service to remove the vegetation from the rocks on the lake wall behind Doral Circle East for a total of \$1,500.00. Motion carried unanimously.
- 4) Consideration of proposal from My Lawn Service to install two yards of soil to cover holes behind some properties and close to the lake wall for a total price of \$800.0. The decision was deferred pending a new bid from My Lawn Service that will include adding concrete to increase the longevity of the repair.

5. Discussion Topics

- A. Community Enhancements
 - A. Roofing Consultants' Comparison Chart
 - B. Roofing Consultants' References Review
 - C. Holiday Party Date – The Newsletter will include a save the date" for the week of November 17th.
- B. ICE Protocol
- C. Cameras
- D. Action Items
- E. Open Forum
- F. Adjournment
 - Teresita Otero moved, and Bruno Manzo seconded a motion to adjourn the meeting at 9:01 pm
- G. Executive Session