

STATE OF THE COLONY

DECEMBER 2025

Dear Homeowners,

As we approach the conclusion of 2025, the Board extends its sincere appreciation to each of you and offers our warmest wishes for a joyful holiday season and a healthy, prosperous new year. Throughout the year, our Community has come together in many meaningful ways. Whether you participated in the Annual Meeting at the beginning of the year, attended Board Meetings throughout the year, or joined us at our Holiday Celebration in November, we are grateful for your engagement, partnership, and ongoing support.

As we look ahead, we are committed to strengthening our communication with residents and ensuring that our updates continue to be clear, helpful, and responsive to community needs. To assist us in this effort, we kindly ask that you take a moment to complete this brief survey. Here is the link to the survey: <https://www.surveymonkey.com/r/RT99ZHD>. Your feedback will help us refine our communication and how we share important information.

UPDATES

Community Enhancements

Roof Project

As you are aware, we have been in the process of selecting a Roof Consultant to conduct an independent evaluation of the roofs in our Community. Earlier this year, the Board initiated a “Request For Proposal” process, which resulted in the submission of five proposals. Following a comprehensive review, three firms were invited to advance to a second round that included in-person site visits and two rounds of interviews. At the November Board meeting, the Board selecting ARIS American Roof Inspection Services to serve as the consultant. The Board has scheduled a final interview to confirm that the technical expertise, methodology, and experience provided by ARIS will best align with the needs of our Community. Assuming the Board is satisfied with the final interview, the next step will be to finalize Contract negotiations and then schedule the roof evaluations with ARIS.

Holiday Celebration

On November 20th, we held a Holiday Celebration for our residents. This event offered an opportunity to reconnect with neighbors, celebrate the season, and enjoy an evening of great food, drinks, and music. For those who were able to join us, thank you for being part of such a warm and memorable occasion. Moments like these remind us of the strong sense of Community that makes Doral Colony such a special place to call home.



2026 Budget

At the December Board Meeting the 2026 Budget was adopted. We are happy to report that, in spite of increases in several of our operating expenses, reductions in our Insurance Premiums and our Contract with Xfinity, as well cost efficiencies implemented by your Board and Management, resulted in no increase of our Assessments for 2026 which shall remain at \$1,373.00 per month.

REMINDERS

Board Meetings

Homeowners are always welcome to attend our Board Meetings. Notices for upcoming Board Meetings are posted in advance on the side of our common mailbox area and on our Community webpage. We encourage all residents to participate and stay informed.

Dedicated Webpage

Residents are reminded that our Community webpage includes important information such as forms, contact information for our Management Company, and the latest news - including this quarterly update. Please visit www.doralcolony.com for easy access to these resources.

Security

As we enter the holiday season - a time marked by travel, gatherings, and increased activity both within and outside our homes, it is especially important that we remain attentive to the safety of our Community. Unfortunately, this time of year can also bring an uptick in unwanted visitors or opportunistic activity. We kindly ask all residents to continue practicing the following safety measures to help protect both your home and the Community as a whole:

- Keep exterior lights on at night to help deter unwanted activity.
- Lock all vehicles and avoid leaving valuables inside, including garage remotes.
- Ensure garage doors fully close before driving away and confirm that all garage access points are secured.
- Make use of personal home security systems and ensure your contact information remains current.
- Stay connected with neighbors and share timely updates to support community awareness.
- Report any suspicious activity immediately to local authorities and notify Management or the Board as appropriate.

Your vigilance and partnership are essential to maintaining a safe and welcoming environment for all residents, especially during this busy time of year.

As we move forward into a New Year, our focus will continue to be ensuring a safe, well-maintained, and welcoming environment for every resident. We thank you sincerely for your partnership and look forward to continuing this important work together.

On behalf of the entire Board and our Management Team, we wish everyone a wonderful Holiday Season and a Happy and Healthy New Year.

Warm regards,

Scott Weisburd
President, Doral Colony Board of Directors