

STATE OF THE COLONY

Q1 2026 Community Update

Dear Homeowners,

2026 is off to an active start for our community. As always, the Board remains focused on maintaining the quality, safety, and long-term sustainability of Doral Colony while keeping homeowners informed about important updates and decisions affecting our community.

In addition to our regular Board meetings—which all homeowners are welcome to attend—we held our Annual Membership Meeting and Election of Directors on February 19th at the Pool Cabana. A brief recap of that meeting is included below.

Community engagement continues to be an important part of what makes Doral Colony a special place to live. Whether you joined the annual meeting and/or attended board meetings during the year, we appreciate your involvement and support.

Community Updates

Roof Project

As previously communicated in board meetings and prior updates, the Board selected ARIS in November to conduct an independent evaluation of all community roofs and provide recommendations regarding future repair or replacement planning.

The contract with ARIS was finalized in December, and in February they conducted extensive inspections across the community. This work included in-person evaluations as well as drone-assisted aerial assessments to better understand roof conditions across all buildings.

ARIS is currently completing the final stages of its assessment and preparing a comprehensive report. Once the report is finalized, it will be presented and discussed at an upcoming Board meeting so that homeowners can review the findings and understand the potential next steps for the community.

As always, homeowners are welcome to reach out to the Management Company if they would like additional information about the project. After the report is received, the Board will review the findings and begin discussions regarding potential options and timelines moving forward.

2026 Annual Membership Meeting Recap

During the Annual Membership Meeting in February, the Board provided an overview of the community's financial position, reviewed key highlights from 2025, and voted in members

of the board by acclamation, given the number of candidates was the same as the number of vacant seats on the Board and thus no elections were held. Please note that the candidates Patricia Reiss, Bruno Manxzo and Teresita Otero were elected by acclamation at the meeting for a three-year term.

Our annual meeting proceedings also included a presentation from the Regional Director of Unlimited Property Management, a division of Hawk-Eye Management, which currently serves as Doral Colony's property management company. As many homeowners may recall, our previous management company—Doral Management Company, led by Delia Arcelus—merged with Unlimited Property Management in May of last year. The transition continues to involve updates to systems and technology, including the re-introduction of platforms such as AppFolio.

If homeowners experience any issues or have questions during this transition period, they are encouraged to contact Regional Manager Claudio Morandi at cmorandi@unlimitedpm.com or our Property Manager Alex Zust at azus@unlimitedpm.com.

The meeting also provided us all with a special opportunity to recognize and thank Delia Arcelus, who is retiring following the merger. Delia served as property manager and partner to our community for 18 years. Her dedication, professionalism, and long-standing commitment to Doral Colony have played an important role in helping our community operate smoothly day in and day out. Thank you Delia for everything you have done for us.



Community Announcements

AppFolio Workshop - April 7, 2026 – 7pm at the Pool

What to learn more about how to use AppFolio, which is the property management platform that helps HOAs and property managers handle accounting, resident communications, and operations all in one system? Please join the Management Company in a short workshop on how to use the system and how it can help you!

Community Walking Group

Join in on a casual community walking group – a great way to stay active, enjoy the neighborhood and connect with one another. Walks will meet at the pool and follow an all-levels pace. Whether you are looking for a bit of movement, fresh air or good company, all are welcomed to join. For more information and to be added to the walking group “What’s up” updates, reach out to resident coordinator: Florencia (718 552 5911). This is a voluntary, resident-organized activity and participants join at their own discretion and responsibility. Participants are responsible for their own safety.

Community Reminders

Heightened Security

Recently, several incidents were reported including a stolen vehicle in Doral Estates. While the Board continues to coordinate with Doral Commons Board—which oversees the front entrance and our joint security—community security ultimately depends on the awareness and participation of all residents.

Simple precautions can **significantly reduce opportunities for unwanted activity**.

Homeowners are encouraged to consider the following practices:

- Keep exterior lights on during the evening to help deter suspicious activity.
- Always lock vehicles and remove valuables, including garage remotes.
- Ensure garage doors fully close before leaving your property.
- Regularly test personal security systems to ensure cameras, alarms, and sensors are functioning properly.
- If you do not currently have a home security system, consider installing cameras, alarms, or motion-activated lighting.
- Stay connected with neighbors and share timely information when concerns arise.
- **Report suspicious activity** to local authorities and notify the Management Company when appropriate.

We also ask residents to be patient and cooperative with personnel at the front guard house. Proper identification checks help maintain the safety of our community. If you are driving a new vehicle, experiencing a transponder issue, or need to enter through the visitor lane, please follow the instructions provided by the guards so they can complete the necessary verification process.

Board Meetings

Homeowners are always welcome to attend Board meetings throughout the year. Notices for upcoming meetings are posted in advance near the community mailbox area and on the community webpage.

Community Webpage

Our community website provides residents with convenient access to important resources, including forms, contact information for the management company, and community announcements. Quarterly updates such as this newsletter are also posted online for easy reference. Website: www.doralcolony.com

Doral Colony is a community we can all take pride in. The Board remains committed to preserving the character of our neighborhood while ensuring it remains safe, well-maintained, and welcoming for all residents.

Thank you for your continued engagement and support. We look forward to working together to keep Doral Colony a great place to live.

Warm regards,

Scott Weisburd, President, Doral Colony Board of Directors