

STATE OF THE COLONY

Summer 2026 Community Update

Dear Homeowners,

It is hard to believe we are already more than halfway through 2026. When the Board introduced these quarterly newsletters in 2025, our goal was simple: to keep Homeowners informed about what is happening in our community while sharing important reminders, project updates, and opportunities to stay engaged. This edition is being shared by email, posted on our website, and—this time—for even greater community engagement, hand-delivered to every home.

As your Board of Directors, we are your neighbors first. We volunteer our time because we care deeply about Doral Colony and remain committed to maintaining a community that is safe, well managed, financially responsible, and a wonderful place to call home. Thank you for your continued support and involvement.

Management Company Contact Information

Many of you may already be aware that Alexander Zust, who was our Property Manager, has accepted an opportunity outside Unlimited Property Management and is no longer with the company.

During this transition and until a new Property Manager is assigned, please continue to contact the management company at: colony@unlimitedpm.com or (305) 591-8715.

The Management Company has committed to acknowledge emails and phone messages within 24 hours. If you do not receive a response, please follow up. To contact the Management Company outside business hours call (877) 526-5874. Please note that this is a third- party service. **As always, if there is an immediate threat to life or property, always contact 911 first.**

Iguana Management

At the July Board Meeting, the Board approved a pro-active, year-round approach to managing the growing iguana population. Iguanas are an invasive species and have contributed to erosion, burrowing, and damage to landscaping and infrastructure. As early as next month, residents may see licensed contractors removing iguanas and collapsing burrows throughout the community.

Roof Project

As previously communicated during Board Meetings and in prior newsletters, the Board selected ARIS to complete an independent evaluation of our roofs. Following detailed on-site and drone-assisted inspections, ARIS is expected to deliver its final report in August. The Board will carefully review the findings and recommendations before determining the most appropriate long-term strategy for maintaining one of the Association's largest assets. Homeowners interested in receiving a copy of the report may contact the Management company.

Community Security

Summer brings more visitors and activity throughout the neighborhood, making community awareness especially important. Although the most recent vehicle theft occurred in neighboring Doral Fairways—not Doral Colony— in mid-July, it serves as an important reminder that organized auto theft remains active throughout South Florida. As background, the theft occurred at approximately 5:15am, the car was a Mercedes-Benz G-Class (G-Wagon), and it was stolen from a residence in the Fairways. According to the information available, the vehicle's keys had been left inside the car and private surveillance footage from a nearby residence reportedly shows the suspects entering the community on foot through the golf course before committing the theft.

Please remember to lock your vehicles, never leave keys, or garage door openers inside, remove valuables from sight, ensure exterior lighting and cameras are working properly, and report suspicious activity to Doral Police and gate security.

Residents may also have noticed a marked Doral Police vehicle stationed at our entrance over recent weeks. This additional patrol was provided at no cost to the Association, and we appreciate the Police Department's continued partnership. We also ask everyone to be patient with our guardhouse personnel as they verify resident and visitor access.

Board Meetings

Board Meetings, either “in person” or on zoom, continue to be open to all Homeowners and are an excellent opportunity to stay informed about projects, finances, and community decisions. Meeting notices are posted near the mailbox area.

Community Website

Our community website remains the best source for Association information and resources. There you can find:

- Community announcements.
- HOA forms and documents.
- Management company contact information.
- Board Meeting notices.
- Quarterly newsletters (like this one!).
- Governing documents, including the updated HOA Declaration.

Website: www.doralcolony.com

Please note that, as announced on July 9, 2026, in a community wide notice to all Homeowners, the correct version of the HOA Declaration is on the Doral Colony website for your review and reference.

Thank You

Thank you for helping make Doral Colony such a special community. Through effective communication, neighborly cooperation, and continued engagement, we can preserve and enhance the quality of life we all enjoy.

We wish you and your families a safe and enjoyable remainder of the summer. Warm regards.

Scott Weisburd, President, on behalf of the Doral Colony Board of Directors