

St. Moritz at Doral
Condominium Association, Inc.

Board of Directors Meeting

Thursday 19th, 2024

The Islands at Doral Clubhouse

8250 NW 112th Ct

Doral, Florida 33178

Agenda

1. Roll Call & determination of quorum
2. Minutes
 - Approval of the minutes of May 29th, 2024, Board of Directors Meeting.
3. Financial Report
 - Balances as of November 30th, 2024.
 - City National Bank Operating account # 04333147327: \$ 103,092.66
 - City National Bank Reserve account # 066004367: \$1,085,482.86
 - US. Century Bank CD account # 1014003982: \$ 152,325.92
 - Consideration of the following options to place Reserve funds:
 - Ozark Bank CD at a 5% rate for 13 Months.
 - Ocean Bank
 - ✓ 4.25% rate for 6 months
 - ✓ 5% rate for 9 Months.
 - US Century Bank
 - ✓ 4.50% rate for 12 Months
 - ✓ 4.75% rate for 6 Months
 - First Horizon Bank
 - ✓ Money Market account at 5.05%
 - ✓ CD for 6 months at 5.15%.
 - Delinquency Report
4. New Business
5. Old Business
 - Ratification of decision to approve the following proposals from Lion Plumbing as follows:
 - 11601-112 - Ran K-50 sewer machine through waste arm and cleared kitchen sink stoppage, run the jetter, run the camera, demoed the tiles, concrete floor slab and replaced the broken section of PVC and patch the concrete cement for a total amount of \$2,142.00.
 - 11401-109 - Ran K-60 sewer machine through external access cleanout and cleared main line stoppage for a total amount of \$350.00
 - Technicians visited the site to unclog a main line stoppage affecting the entire building, but the city's manhole was found full for a total of \$150.00.

- Ratification of decision to approve the following roof repair proposals from J&C Construction as per attached list.
- Ratification decision to approve the following proposals from Empire Electric as follows:
 - Reset panel & radio for dialer communication trouble in Bldg. 1 for a total amount of \$496.00
 - Pull Station Replacement in Bldg. 13 for a total amount \$1298.80
 - HD-01 by FACP replacement in Bldg. 2 for a total amount of \$1103.10
- Ratification of decision to approve proposal from Epic Fire System for annual inspections repairs for a total amount of \$4,736.50.
- Ratification of decision to approve from Glow Sun Services LLC for maintenance supplies purchase for a total amount of \$142.78.
- Ratification of decision to approve from Picazzo Painting Corp. power wash with a mild bleach and degreaser to remove all mold in all affected areas of the Bldgs. For a total amount of \$6,800.00.
- Ratification of decision to approve from Gerstle, Rose & Goldenberg for Preparation of Review and Income Tax Return for the year ended 12/31/2023 for a total amount of \$2,500.00.
- Ratification of decision to approve from Association Reserves to perform a Update With-Site-Visit Reserve Study for a total amount of \$3,680.00.
- Ratification of decision to approve reimbursement to Natali Patino maintenance supplies for a total amount of \$3,680.00.
- Ratification of decision to approve from Projects DJ to replace 2 GFCI electrical outlets in the electrical room of Building #2. for a total amount of \$185.00.
- Ratification of decision to approve from Vivs Vent Cleaning to perform Dryer Vent Cleaning in 246 units for a total amount of \$14,080.00 - Starts on January 2025.
- Ratification of the following Architectural Modification Requests:
 - 11601 Unit #204 – Flooring Replacement
 - 11603 Unit #207 - Flooring Replacement
 - 11605 Unit #205 - Flooring Replacement & AC Replacement
- Ratification of Lease, Occupancy and Purchase Applications as per attached list.

6. General:

7. Adjournment