

*St. Moritz* at Doral  
Condominium Association, Inc.

**Board of Directors Meeting**

**Wednesday, May 29<sup>th</sup>, 2024, following the organizational meeting at  
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 December 16<sup>th</sup>, 2022, Board of Directors Meeting.
3. Financial Report
  - Balances as of March 31<sup>st</sup>, 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
  - Consideration of 2023 Audit draft as prepared by Gerstle Rosen CPA.
4. Old Business
  - Ratification of decision to sign contract with Glow Sun Services LLC for community supervision and control service for a monthly total amount of \$3.500.
  - Ratification of decision to approve the following roof repair proposals from J&C Construction as follows:
    - 11403-211 – Repair of roof leak – Master Bedroom for a total amount of \$1500.00.
    - 11501-204 – Repair of 2 roof leaks – Master Bedroom & Bathroom for a total amount of \$1900.00.
    - 11503-212 - Repair of roof leak – Rotten fascia board from beehive damage for a total amount of \$600.00.

- 11503-216 - Repair of roof leak – Bathroom in Master Bedroom for a total amount of \$1,500.00.
  - 11401-219 - Repair of roof leak – Bedroom towards south side for a total amount of \$1,500.00.
  - 11403-204 - Repair of 2 tile roof leaks – Bedroom and bathroom for a total amount of \$1,900.00.
  - 11403-207 - Repair of roof leak – Bedroom towards parking lot for a total amount of \$1,500.00.
  - 11501-215 - Repair of tile roof leak – South side bedroom for a total amount of \$1,500.00
  - 11603-215 - Repair of 2 leaks – Main hallway between units for a total amount of \$1,800.00.
  - 11605-219 - Repair of roof leak – Bedroom 2nd floor for a total amount of \$1,500.00.
  - 11605-228 - Repair of 3 tile roof leaks – For a total amount of \$1,800.00.
  - 11401-214 - Repair of roof leak – Bedroom in front of parking space for a total amount of \$1,500.00.
  - 11503-223 - Repair of roof leak – Northside bedroom for a total amount of \$1,500.00.
  - 11603-218 - Repair of lite roof leak – For a total amount of \$1,500.00.
  - 11501-216 - Repair of lite roof leak – For a total amount of \$1,500.00.
  - 11501-213 - Repair of 3 lite roof leaks – For a total amount of \$1,800.00.
- Ratification of decision to approve the following roof repair proposals from Witzel Roofing as follows:
- ✓ 11605-211- Repair of roof leak– Between valleys above bedroom window for a total amount of \$1,600.00.
  - ✓ 11401-210 - Repair of roof leak – Over bedroom for a total amount of \$400.00.
- Ratification of decision to approve structural repairs by Geovany's Painting Inc. in unit 11403-210 for a total amount of \$ 1,525.00.
- Ratification decision to approve the following proposals from Empire Electric as follows:
- System in trouble in Building #1 for a total amount of \$496.00.
  - Replace pull station in Building #1 for a total amount of \$731.00.
  - Replace radio battery in Building #2 for a total amount of \$576.79.
  - Ground fault in data loop in Building #1 for a total amount of \$496.00.
- Ratification of decision to approve proposal from Empire Electric to correct deficiencies of Smoke detectors (billed to owners) found during the annual fire alarm inspection as follows:
- Annual inspection deficiencies repair Bldg. #1 for a total amount of \$1,340.00.
  - Annual inspection deficiencies repair Bldg. #2 for a total amount of \$215.00.
  - Annual inspection deficiencies repair Bldg. #3 for a total amount of \$405.00.
  - Annual inspection deficiencies repair Bldg. #5 for a total amount of \$1,255.00.
  - Annual inspection deficiencies repair Bldg. #13 for a total amount of \$1,050.00.
  - Annual inspection deficiencies repair Bldg. #14 for a total amount of \$470.00.
- Ratification of decision to approve the following proposals form Projects DG, LLC as follows:
- Lights Inspection & evaluation for a total amount of \$750.00.
  - Sockets, bults, timer & reorganization of luminaire wiring in Building #13 for a total amount of \$1,960.00.
  - Sockets, bults, photocell & wiring reorganization in Building #1 for a total amount of \$3,280.00.

- Sockets, bults, photocell & wiring reorganization in Building #2 for a total amount of \$1.730.00.
  - Sockets, bults, photocell & wiring reorganization in Building #3 for a total amount of \$1.910.00.
  - Sockets, bults, photocell & wiring reorganization in Building #4 for a total amount of \$1.960.00
  - Sockets, bults, photocell & wiring reorganization in Building #5 for a total amount of \$1.960.00
  - Sockets, bults, photocell & wiring reorganization in Building #14 for a total amount of \$1.960.00
- Ratification of decision to approve the following proposals by Epic as follows:
    - Sidewalk sprinkler leak for a total amount of \$658.00.
    - Annual Fire sprinkler inspection for a total amount of \$5.540.00, bill to owners \$2.362.50 (as per list attached).
  - Ratification of decision to approve purchase maintenance supplies by Glow Sun Services for a total amount of \$230.24.
  - Ratification of decision to approve the following proposals form Crazy Bee Man:
    - To eradicate bees inside cabinet on balcony in Building #13 for a total amount of \$414.75.
    - To eradicate a beehive in the rear roof over the porch in Building #13 for a total amount of \$341.25.
  - Ratification of decision to approve invoice by Preferred Locksmith to provide access to units (Bldg. 1-207/Bldg.3-223 & Bldg. 13-221) that where resident didn't assist with unit access during annual inspections for \$401.25 (billed back to owners)
  - Ratification of decision to approve invoice by A.B.C. Power Fire & Safety to provide fire extinguishers maintenance/Repairs for a total amount of \$2.397.80.
  - Ratification of decision to approve invoice by State Of Florida Department Of Business And Professional Regulation Division Of Florida Condominiums for a total amount of \$ 984.00.
  - Ratification of the following Architectural Modification Requests:
    - 11503 NW 89th Street, Unit #209  
Sliding door replacement
    - 11401 NW 89th Street, Unit #212  
AC Repairs
    - 11605 NW 89th Street, Unit #105  
Artificial turf on balcony floor installation.
    - 11401 NW 89th Street, Unit #202  
AC Repairs
    - 11403 NW 89th Street, Unit #101  
Floor Replacement.
    - 11403 NW 89th Street, Unit #104  
AC Repairs
  - Ratification of Lease, Occupancy and Purchase Applications as per attached list:

5. General:

6. Adjournment