

SONOMA TOWNHOMES AT DORAL HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Friday July 31st, 2026

Via Zoom Video Conference

Meeting ID: 898 3061 2841

Passcode: Sonoma

Agenda

1) Call to order, Roll Call and Determination of Quorum

2) Review of the following minutes:

- June 29th, 2026, Board of Directors Meeting.

3) Financial Report

- Balances as of June 30th, 2026.
 - City National Bank Operating account # 3161: \$ 150,395.13
 - City National Bank Reserve account # 9151: \$ 202,773.98
 - Ozark Bank CD \$255,609.38
- Delinquency Report (attached)
- Review of the 2026 Budget & 2027 Budget Schedule
- Certificate of Deposit (CD) Status

4) New Business

- Consideration of proposal from Zamora Landscape for removal of Tree at 114th Ave entrance damaging the fence for a total amount of \$350.00
- Consideration of proposal from Meridian to install 3 Heavy Duty Commercial Door Closer at pedestrian doors for a total amount of \$702.99.
- Consideration of proposals for 114 ave & 112 ave Post Top Fixture replacement as follows:



12" Globe Post Top Fixture
E26 Medium Base \$101.80



Wave Lighting 9018 Flame
Tip Post Top Light \$121.36



Wave Lighting 8000 Modern Outdoor
10" Post Top Light \$82.25



14" Round White Glove Round
Glove Post Top Light \$77.20



Wave Lighting S50TF Led
Outdoor Post Top Light \$116.00



Wave Lighting S52TF Led
Outdoor Post Top Light \$114.00



20" White Acrylic Light
Globe Post Top \$169.00



10" White Globe Mount
Fixture \$49.89

5) **Old Business**

- Ratify the decision to approve Insurance renewal as follows:

Proposed Coverage	2026-2027 Renewal Premium
Package (Property, General Liability & Crime)	\$21,480.31 ⁽¹⁾
Property	Included in Package
Crime	Included in Package
General Liability	Included in Package
Directors & Officers Liability	\$2,660.34 ⁽¹⁾
Umbrella Liability	\$3,306.74 ⁽¹⁾
Total Estimated Premium	\$27,447.39

6) **Discussion Topics**

- Painting both gates after all jobs are completed
- Security not making rounds every night

7) **Outgoing Projects Review/Update**

Vehicle Access Control – Transponders

- To date, 90% of the community's units have successfully registered their vehicles in the SOS system. 136 units have completed the pickup of all their assigned transponders, while 74 units remain in progress, as they have not yet collected the transponders for all of their registered vehicles.
- All units with more than three (3) registered vehicles have been required to provide copies of their vehicle registration, along with a photograph of the garage showing one of the vehicles parked inside. This requirement is intended to verify that the vehicles belong to registered residents and to confirm that the unit has adequate parking capacity for a fourth vehicle, in accordance with the Association's parking regulations.
- The new vehicle access system is operating properly and continues to function simultaneously with the existing clicker system (Doorking). This dual operation will remain in place until the Board of Directors determines the transition date, at which time the Association will exclusively utilize the new access control system by deactivating the clickers and discontinuing the Doorking service and its associated telephone lines.

Pedestrian Access Control Enhancement – Fobs

- Installation of the new pedestrian access control system has been fully completed. However, because the new fob system cannot operate simultaneously with the traditional key system, activation will take place once authorized by the Board of Directors. This approach is intended to minimize inconvenience to residents and ensure a smooth and efficient transition to the new access control system.

Security Camera System Upgrade

- Awaiting the Board's decision regarding the proposed budget revisions, as the previously approved budget did not include the increase due to the timing of the discussion.

8) **Adjournment**