

SONOMA TOWNHOMES AT DORAL HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Monday June 29th, 2026

Via Zoom Video Conference

Meeting ID: 824 6908 4665

Passcode: sonoma

Agenda

- 1) **Call to order, Roll Call and Determination of Quorum**
- 2) **Review of the following minutes:**
 - April 17th, 2026, Board of Directors Meeting.
- 3) **Financial Report**
 - Balances as of May 31st, 2026.
 - City National Bank Operating account # 3161: \$ 156,670.24
 - City National Bank Reserve account # 9151: \$ 207,795.18
 - Ozark Bank CD \$255,609.38
 - Delinquency Report (attached)
- 4) **New Business**
 - Consideration of proposals from Zamora Landscape for canal area tree trimming as follows:
 - Canal Easement Crown Reduction - 25% off the top / approximately 8–12 ft off the top, no interior removal to keep more foliage in trees, 6 ft separation from homes for a total amount of \$14,800.00
 - Zamora -Trimming Canal Area Huracan Reduction for a total amount of \$5,500.00
- 5) **Old Business**
 - Ratify the decision to approve invoice from A/C Service Doral for Guardhouse AC for blower Wheel Replacement for a total amount of \$380.00.
 - Ratify the decision to approve invoice from High Tech Access for furnish and install 3 liftmaster mega tower barrier gate, and 3 led barrier gates for a total amount of \$ 13,077.
 - Ratify the decision to approve invoice from Zamora landscape for Tree Removal in common areas behind unit 5735 -112 for a total amount of \$275.00.
 - Ratify the decision to approve invoice from DSP Video System to Integrate Access Control - UHF Long-range smart vehicle reader (700 Vehicle Decals) & Video Surveillance (System expansion and modernization) with the existing platform for a total amount of \$ 16,327.77.

6) **Association Issues**

- Overnight Parking Issue
- Garbage Container Issue
- Monthly Meeting Date Selection
- Carlos Gonzalez
- Tree 11247- 57 Lane

7) **Outgoing Projects Review/Update**

Vehicle Access Control – Transponders

- We are currently in the programming phase of the new vehicle access system. At this time, approximately 70% of the units have already submitted their vehicle information, and the corresponding transponders have been programmed for each registered vehicle.
- Once the antenna has been installed, the necessary testing will be conducted, and the installation of the transponders will begin.
- Transponders will be installed exclusively by security personnel, specifically by Maria del Carmen Monday through Thursday: 8:00 AM to 1:00 PM & Sunday: 7:00 AM to 2:00 PM.
- The Association will provide up to three (3) transponders per unit as a courtesy. Any additional transponders requested will be available at a cost of \$40 each.
- Residents with four (4) vehicles will be required to register all vehicles to ensure they are properly associated with their unit.
- The distribution and installation of the transponders can begin. A distribution log will be maintained, and residents will be required to sign to acknowledge receipt of their transponders. During the installation process, staff will also verify that the registered vehicles match the vehicles to which the transponders are being assigned

Access Infrastructure Improvements

- On Thursday the 24th, both the towers and the LED arms at the two access gates on 114th Court and 112th Ave were replaced.

Pedestrian Access Control Enhancement - Fobs

- DSP began the installation of the posts last week; however, they were waiting for High Tech to complete their portion of the project in order to proceed. On Tuesday 30th, the controllers will be installed so that testing of the transponders can be performed.
- The fobs are currently being programmed and will be distributed at the same time as the transponders. Each unit will receive two (2) fobs. A distribution log will be maintained, and residents will be required to sign to acknowledge receipt of their fobs.

Security Camera System Upgrade

- The revised proposal has been submitted, including the required permits. Please note that this process may take some time due to the required permits and approvals from the City

8) **Adjournment**