

SONOMA TOWNHOMES AT DORAL HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Friday August 28th, 2026

Via Zoom Video Conference

Meeting ID: 819 1979 1277

Passcode: Sonoma

Agenda

- 1) **Call to order, Roll Call and Determination of Quorum**
- 2) **Review of the following minutes:**
 - July 31st, 2026, Board of Directors Meeting.
- 3) **Financial Report**
 - Balances as of July 31st, 2026.
 - City National Bank Operating account # 3161: \$ 126,485.00
 - City National Bank Reserve account # 9151: \$ 197,750.11
 - Ozark Bank CD \$256,581.07
 - Delinquency Report (attached)
- 4) **Old Business**
 - Ratify the decision to approve proposal from Zamora Landscape for removal of Tree at 114th Ave entrance damaging the fence for a total amount of \$350.00
 - Ratify the decision to approve proposal from Meridian to install 3 Heavy Duty Commercial Door Closer at pedestrian doors for a total amount of \$702.99.
 - Ratify the decision to approve proposal from Light Bulb Surplus to replace the post-top lighting at 114th Avenue (3) and 112th Avenue (3) with Wave Lighting S52TF LED Outdoor Post Top Lights for a total amount of \$763.79.
 - Ratify the decision to approve proposal from Projects DG to replace the entrance monument lights at 114th Avenue with LED Lumipro 50W Outdoor Garden Lights, for a total cost of \$581.00.
- 5) **Discussion Topics**
 - Alarm Monitoring System
- 6) **Outgoing Projects Review/Update**
 - Vehicle Access Control – Transponders**
 - To date, 94% of the community's units have successfully registered their vehicles in the SOS system.
 - 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 August 30th.

Pedestrian Access Control Enhancement – Fobs

- Installation of the new pedestrian access control system has been fully completed. However, activation will take place on August 30th.

Security Camera System Upgrade

- The project is actively moving forward coordinating the necessary steps to move the project into the installation phase. The project is expected to begin within the next few weeks, subject to the approval and issuance of the required permits by the City.

7) Adjournment