

SONOMA TOWNHOMES AT DORAL HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Friday February 20th, 2026

Via Zoom Video Conference

Meeting ID: 851 8107 9789

Passcode: Sonoma

[Zoom Meeting Link](#)

Agenda

- 1) **Call to order, Roll Call and Determination of Quorum**
- 2) **Review of the following minutes:**
 - October 29th 2025, Board of Directors Meeting.
- 3) **Financial Report**
 - Balances as of December 31st, 2025.
 - City National Bank Operating account # 3161: \$131,239.83
 - City National Bank Reserve account # 9151: \$206,835.30
 - Ozark Bank CD \$255,609.38
 - Delinquency Report (attached)
 - Review Account #16102
- 4) **New Business**
 - Consideration of proposals for video surveillance as follows:
 - DSP Video System to replace existing coax cabling with fiber optics between AV 114 and AV 112; replace damaged monitor; 11 smart IP cameras (people/vehicle classification, 24/7 color); LPR for the visitors' lane; 64-channel IP NVR with remote viewing and rule-based alerts, system expansion: 36 additional cameras to increase coverage for a total amount of \$66,439.00. Additional amount (only if applicable): USD 8,506.50.
 - Technology Shop to supply and install forty-eight Full Color cameras, one 64-channel NVR, four 8TB hard drives, antennas, and a network switch, utilizing the existing poles within the community for a total amount of \$59,569.00.
 - Consideration of proposals for DSP Video System to Integrate Access Control (UHF Long-range smart vehicle reader) & Video Surveillance (System expansion and modernization) with the existing platform for a total amount of 9,463.90.
 - Consideration of proposals for Liftmaster arm operators as follows:
 - DSP – Mega Arm Tower Barrier Gate Operator, Includes: LED Arm 850LM, BBU, Power 120V/230VAC Single Phase for a total amount of \$12,575.30.
 - Dicsan Technology –Tower Arm Gate Commercial Barrier Operator, Arm LED Green/Red Arm Gate 12 Feet, Arm Gate LED Controller Installation & Configuration Labor Access Control for a total amount of \$13,415.36.

- Consideration of proposals for Liftmaster Arm as follows:
 - DSP – 3 LiftMaster Boom 12' LED 3" aluminum arm with integrated LED Green/Red for a total amount of \$2295.15.
 - Dicsan Technology –3 Mega-Arm LED Green/Red Arm Gate 12 Feet for a total amount of \$2514.32.
- Consideration of proposals for Pedestrian door fob system as follows:
 - DSP – Access Control System Installation Supply and installation of a professional access control system, designed to secure three (3) pedestrian doors, 400 keyfobs as a courtesy for the installation for a total amount of \$6,955.00.
 - Dicsan Technology – Professional web access control system installation - Install and configure a web access control system for the 114th and 112th pedestrian doors, adding three readers, waterproof electric strikes, 400 keyfobs as a courtesy for the installation integrating them into new controllers with power supply for a total amount of \$5,722.26.
- Consideration of proposal from Dog Waste Depot to purchase 2 mini dog waste dispensers for a total amount of \$375.94
- Consideration to levy fines for violations as per attached log.

5) **Old Business**

- Ratify the decision to Appoint Salvador Collado as a member of the Grievance Committee.
- Ratify the decision to levy fines for violations as per attached log.
- Ratify the decision to approve proposal from Tis The Season Holiday Lighting for Christmas decoration for a total amount of \$7200.00.
- Ratify the decision to approve invoice from A/C Service Doral for Guardhouse AC repair for a total amount of \$180.00.
- Ratify the decision to approve invoice from Paper Roll N More for thermal paper roll for visitors for a total amount of \$85.47.
- Ratify the decision to approve invoice from Gerstle, Rosen & Goldenberg for Preparation of Audit and Income Tax Return for the year ended 12/31/2025 for a total amount of \$2000.00.
- Ratify the decision to approve invoice from High Tech Access as follows:
 - for maglock transformer replacement and stopper maintenance for a total amount of \$220.00.
 - 112th Ave entrance and exit maintenance gates for a total amount of \$180.00.
- Ratify the decision to approve invoice from Mejia Law for account #16102 Bankruptcy process for a total amount of \$7191.94.
- Ratify the decision to approve invoice from Read Law PLLC for Account #16102 Bankruptcy Hearing & meeting with the Bankruptcy specialist for a total amount of \$4,320.00.
- Ratify the decision to approve proposal from Luis Understands Irrigation System to repair 1 ½" PVC line break underneath the sidewalk, 1" PVC line break, replace solenoid for irrigation valve Zone #10, solenoid for irrigation valve Zone #20, rotor x1, popup x10, clogged nozzle tips found throughout the property x8 for a total amount of \$ \$918.87.
- Ratify the decision to approve invoice from Pet Waste Eliminator to purchase dog trash can lids for a total amount of \$102.72.

6) **Association Unit Issues**

7) **Adjournment**