

*Hello Las Brisas at Doral Residents and we hope this email finds everyone doing well in the New Year of 2022. We are just trying to keep everyone informed of issues going on in the community and be transparent as possible.*

## Special assessment projects

As stated in the Special assessment there were numerous items that needed to be addressed in the community due to aging and need of repairs. We are completing as much as possible with the money from the assessment. There are still a few owners who need to pay the remaining balance of the assessment. This needs to be done immediately so additional fees do not grow on your account. With that being said the assessment money was put to work all over the property.

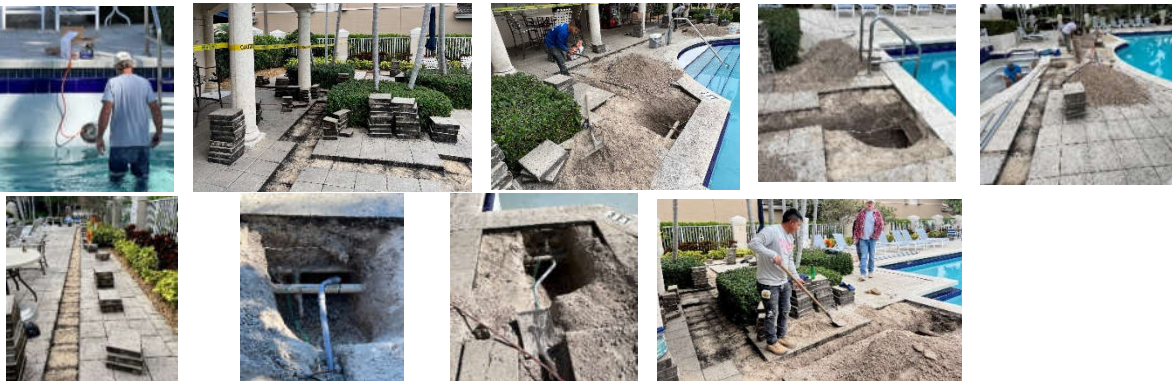
- **Pool office equipment** has been purchased and currently is in operation.



- **Legal Fees** – The whole amount of the Legal fee + was spent as part of the ongoing Lawsuit brought on by Condo 7 vs. The Las Brisas at Doral Community Association. Legal fees continue to grow and hopefully will be final in September when this goes to court.

- **Pool area**

New **LED lights** have been placed in the pool and Spa. – Due to unforeseen circumstances we had to replace all the conduits to run power to the lights, but this has been completed.



**Spa** – This week the spa has begun to receive its new makeover. All tiles will be replaced and new diamond bright installed.



Chipped tiles in the main pool will be repaired as well.



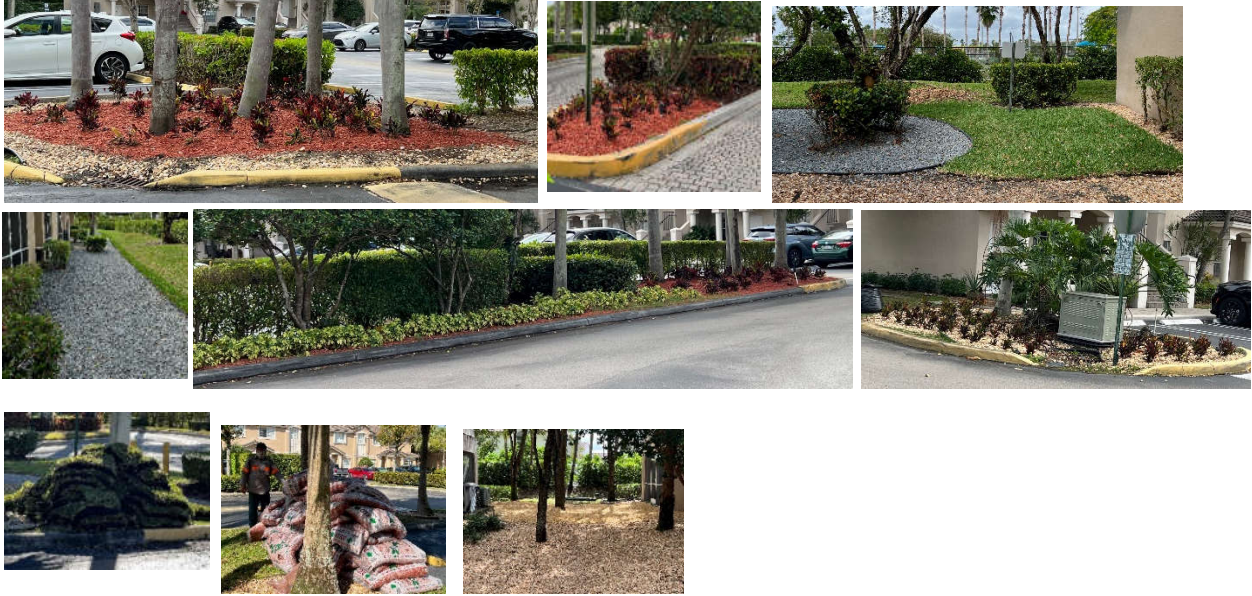
**All pumps, filters for the pool and spa have been replaced** to include a new heater for the spa. The pool company is working on the final areas to be able to open the pool back up ASAP. We will announce when this occurs.



- **Landscaping** around the property. There have been numerous areas addressed around the property at this time. Irrigation repairs have been completed, new planting and rocks in some areas where the grass does not grow. As funding permits the board will continue to make improvements on landscaping as possible. When the property was first opened to owners the developer stated there was over 2 million dollars in Landscaping and that was in 1999. As everyone knows the cost has only increased since that time and the board is keeping up as best possible without major increases.







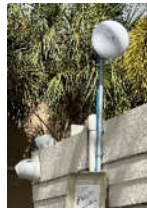
**Pavers** – We have addressed paver issues all over the property where roots have caused some pavers to rise and some have sunken. Pavers around the pool deck were addressed also. The paver project is almost completed at this time.



- **Playground Project** has been completed with new equipment and benches added inside the fencing so parents can sit while their children play.



- **Bills** – All bills have been brought current and since this year a budget committee was created all items should be budgeted correctly going forward.
- **Entry System** – We have upgraded the entry system and hopefully all issues will be resolved by the end of this week. We have found a few owners names were missing but addressing that immediately when informed. It was also addressed where if a visitor gets buzzed in the resident side does not affect the entry. A delay was placed to allow one or the other cars to enter. NOTE – all the codes remained the same, but you must first dial a 0 before your old code. Example would be if your code was 111 your visitor will now dial 0111 to ring your home. We will be working on adding additional names to the system in the coming weeks and a form will be created to submit. FYI - The person(s) to be added to the call system must be a REGISTERED RESIDENT, 16 years of age with parents' permission in writing. Paperwork to back this up that a person lives in Las Brisas will be verified prior to adding them to the system. Examples would be lease agreements, or purchase approval documents. Please do not try to add anyone who does not live in Las Brisas.



Should any monies remain from the Special assessment it will be placed into the reserve and operating accounts to continue to make Las Brisas a Great place to live.

## Other issues in Las Brisas

- **Tree trimming** - We have started the ANNUAL once a year Tree Trimming and you will see trucks around the property doing this work. This work is being performed by Design by Nature who has a licensed arborist to oversee the work.
- **Issues** - If you have an issue and you need something address within the community please reach out to the Master Board Email address [lbmaster@renovationspm.com](mailto:lbmaster@renovationspm.com). This email goes to your **Master Board of Directors** **President** - William "Bill" Watts, **Vice President** - Carmen Caldas, **Secretary** - Carlos Tirado, **Treasurer** – Gloryvee Carrero, **Director** – Rafael Parra and you may copy [lasbrisas@renovationspm.com](mailto:lasbrisas@renovationspm.com) so the onsite person is aware of issues as well.



- **Dogs** – There are numerous people not picking up behind their pets around the property. This is becoming a health hazard for other pets and kids who walk barefoot. The association has placed receptacles around the property with waste bags and this must be used. Owners who are found in violation of not cleaning behind their pets will be issued a \$100 violation per occurrence - witness and video surveillance will be used. Owners will be fined for their renters if it applies. Also note that Renters are not supposed to have pets per documents signed at the time of their lease and only special exceptions are allowed.
- **Vandalism** - Recently a few areas around the property were vandalized. This was done by some underage children who reside in the property. The issue will be addressed with the parents and all damages to replace or repair items will be charged accordingly. This was caught on Video surveillance as proof.
- **Playground area** – Parents please inform your children that the playground is for children under the age of ten years old. Anyone above that age will be asked to leave unless they are attending a smaller child. Please refer to the rules and regulations of the property.
- **Electric Scooters** – Numerous complaints against children riding electric scooters have recently come about. The children have almost been hit by cars and have almost hit people on the sidewalks. Miami Dade requires a license for any motorized vehicle, please monitor your children accordingly. And refer to the association bi-laws if you have any questions.
- **Misinformation** - It has come to our attention that some misinformation has been put out by a few residents of the community which can mislead an owner and get them in financial trouble. If you have any questions regarding the community, you may put it in writing and your issue will be addressed. If you would like to bring your issue to the board of directors directly there is a meeting on the 2<sup>nd</sup> Tuesday of each month (7pm at the pool) unless there is a holiday, or a quorum cannot be present. Next meeting will be March 8<sup>th</sup>. We do have Zoom set up for those that can't be there in person.
- **Roof Life** - The Master Reached out to a roofing company to have one roof evaluated for remaining life from each condo to get a reduced price as whole for the inspections. All 8 Condos were given the chance to participate in this inspection and we are waiting for approval from each condo. Condo 7 is the only condo to state they will not be participating at this time. This needs to be done so the Condo Board can adjust accordingly in their budgets to save as much money as possible to keep a Special Assessment low per building.
- **Tennis Court Repair** – Due to some root and water damage the Tennis court requires some repairs. Prior to doing this we have created a drainage area on

the east and north side of the Tennis court to allow the water to run off. Once this has been completed the areas that need repair will be fixed inside the tennis court.



- **Elections** – The Master and some of the Condo Boards elections will be held in the next 45 days or so. The ballots are confidential documents and must be filled out by the unit owner ONLY. It is illegal and therefore invalid if it is filled out by anyone other than the unit owner. Owners are encouraged to vote for the Master Board and for their individual Condominium Board. Please fill out the ballots, put them in the small envelopes provided and place that small envelope in the larger one and sign the larger envelope where indicated. Owners, please send in or bring your ballots in person the night of the elections.
- **Information Request** – at the last Board Meeting it was voted to place a new policy in place that owners have the right to request documentation 3 times in a month's timeframe. In order to view documents, you must make an appointment with Renovations and go to the main office. Which you may pay for copies, take photos or bring your own copier to make copies. Some documents may be found on line at the association's website.

Thank you,  
**For the Master Board of Directors  
Las Brisas at Doral**

*Bill Watts*



*President*

*Las Brisas at Doral*