



July 2022

Hello Residents of Las Brisas at Doral,

We hope that everyone is having a great start to the summer and wanted to give you an update on issues in the community that need to be addressed.

### **Pet Registration**

Due to the high number of complaints that owners and renters are not picking up behind their pets. - All pets that live within Las Brisas should have been registered with the community. It would appear that numerous renters and owners have brought their pets onto the property without properly registering them. Our rules clearly state that Tenants are not allowed to have pets except in specific situations. Each lease/purchase package contained a statement that you received a copy of the rules and regulations and that both owners and tenants will abide by these rules. Therefore, it was determined at the June 2022 board meeting that **ALL residents** will need to register their pets again. Pets must be registered the week of July 18<sup>th</sup> – 22<sup>nd</sup>. You will be provided with a tag specific for the property and the tag must be on the pet when it is in common area. Security and Management will be monitoring for these tags. Those who fail to do so will be in violation of the community rules and subject to fining through the Compliance Committee. The pet registration form can be found at - <https://lasbrisasdoral.com/pet-registration-form-2022/>

### **Financial Issues**

For those that are unaware the Community is currently being sued by Las Brisas at Doral Condo # 7 Board of Directors. This lawsuit has cost the community almost \$50,000 to the Master and unknown amount for the owners of Condo 7 who are paying for both Attorney fees. This has become a major drain on community funds along with unexpected cost increases in products and services provided to the community due to Covid and Inflation. At the June 2022 meeting the board had to decide that all new projects will have to be placed on hold until finances can be brought under control. Additionally in 2021 the Board voted to return to the policy of once an owner becomes 90 days late on paying the community fees, they will be sent to the Association Attorney. Currently owners owe the property around \$60,000 and we have no choice but to be aggressive to collect this money. Please ensure that you are paying your association fees as this affects everyone. Please check your balance as you may be unaware that you owe money. Owners, please make sure your contact information is correct and up to date, especially if you do not live physically on the property and you rent your unit.

### **Common Area Issues**

Owners and tenants, please be advised that you are not allowed to keep items in the common area of the property. Examples would be chairs, toys, pavers, tables, coolers, fake grass, etc. Notices will be going out to those who are in violation of the community rules. You may review the rules regarding the community at [Documents – Las Brisas at Doral \(lasbrisasdoral.com\)](https://lasbrisasdoral.com/documents)

### **Master or Condo**

Over the past few months several issues have been raised such as water intrusion into a home, dirt on the buildings, dirty or leaking roof. Most of these issues are controlled by the BUILDING ASSOCIATION and not the Master. A general rule of thumb is that from the paint in on the building it would fall on the Condo Association and not the Master.

The Master controls items like the Parking Lots, Pool area, Security, Front Entry, and the Common areas. The Master and Condos are supposed to work together in harmony to keep the community a relaxing and enjoyable place to live.

**Master and condos 1-6 issues** – Please contact Renovations Property Management

**Condo 7** – Is self-managed by the Board of Directors and you need to contact them.

**Condo 8** – Is managed by Doral Management

## **Projects**

*All of the projects that were put forth as part of the special assessment from last year are completed.*

Call Box upgrade at entry

Work Cart Purchase

Office equipment Purchase

Landscaping issues

Pool/spa equipment replacement

Bills brought current

Additional Funds for Legal Services – These + additional funds have been spent.

Paver repair around the property

Additional Operating fees

Insurance Increase

Painting of the Pool house and repairs

Bad Debit issues

Comcast Increase – which decreased the owners' direct cost

## **Special Note**

The Board would like to announce a very special event that occurred on June 11<sup>th</sup>, 2022. For those of you that are not aware the President of Las Brisas at Doral is a Combat Veteran who started a Non-Profit to help other Veterans with physical and mental issues. The City of Ft. Lauderdale, Florida created a proclamation to honor William "Bill" Watts by naming June 11<sup>th</sup>, 2022, in his honor. Additionally, Bill has received the Congressional Commendation Award and the Florida Senate Veterans Champion Award for his ethics and devotion to helping the Veterans.

## **Board Meetings**

The Board normally meets the 2<sup>nd</sup> Tuesday of each month unless it falls on a Holiday or issues arise that a quorum cannot be met. The next meeting will be held on August 9<sup>th</sup> at 7pm in the pool area. If you have questions or concerns, please join us during this time. If there is an item you would like to have addressed at a Meeting, please email [master@lasbrisasdoral.com](mailto:master@lasbrisasdoral.com)