

# *Las Brisas at Doral*

## *Community Association*

### Board of Directors Meeting

Tuesday, November 12<sup>th</sup>, 2024, at 7:00PM

At Las Brisas at Doral Pool Cabana

## **Agenda**

1. Roll Call & determination of quorum.
2. Minutes
  - Review of the Board of Directors Meeting Minutes of October 8<sup>th</sup>, 2024
3. Financial Report
  - Balances as of October 31<sup>st</sup>, 2024
    - Truist Bank Operating account # 3581: \$ 123,760.26
    - Truist Bank Reserve account # 8339: \$ 71,099.65
  - Delinquency Report – Attached
4. New Business
  - Consideration of Roofing proposals as follows (Comparison Chart in the next page):
    - Alphatech Roof Corporation roof replacement for a total amount of \$23,100.00 as per proposal attached.
    - Z Roofing & Waterproofing roof replacement for a total amount of \$34,171.10 as per proposal attached.
    - Pierce Inc. Roofing roof replacement for a total amount of \$19,950.00.
  - Consideration of proposal to install an Outdoor Weatherproof box as follows:
    - Dicsan Technology - IP65 Electrical Box 31.5"x 23.6" x 7.87" with Fan ventilation for a total amount of \$1,166.30 as per proposal attached.
    - Access Control Machines - Installation of waterproof NEMA box (32"x24"x12") for a total amount of \$960.00 as per attached proposal.
  - Consideration of proposals to repair/paint fences around dumpsters throughout the community as per proposal attached as follows (Comparison Chart in the next page)
    - ❖ P&L Solution Express
      - Condo #1, #3, #4, #5, #6, and #8 - Cleaning the wood, removing grass and gravel from the bottom of the fence, applying waterproof coating (1 feet) to the bottom of the fence, applying primer and painting (both sides of the fence) for a total amount of \$4,662.00.
      - Condo #2 - Cleaning the wood, removing grass and gravel from the bottom of the fence, applying waterproof coating (1 feet) to the bottom of the fence, applying primer (Both sides of the fence) Removal & replacement of 54 wood sheets for a total amount of \$1,587.00.
      - Condo #7 - Cleaning the wood, removing grass and gravel from the bottom of the fence, applying waterproof coating (1 feet) to the bottom of the fence, applying primer and painting (Both sides of the fence), removal and replacement of 45 wood sheets for a total amount of \$1,467.00.

- ❖ Marcel Martinez - Includes: set up, secure area, demolition, disposal, preparation, pressure cleaning, prep of area and protect area for paint, prime and painting, adjust doors, materials, and supplies. Cleanup and finish for a total amount of \$9,304.00 as per proposal attached.
- ❖ Glow sun - Cleaning and painting of the garbage room, inside and out, pressure cleaning on five (5) of them, reconstruction of side and rear fences including all concrete posts, and repair of doors and locks on 3 of them (estimated 50') for a total amount of \$5,110.00 as per proposal attached.

❖ Paragon Handy Pro LLC

- Condos #3, #4, #5, #6 & #8 service Includes: pressure washing service, and paint on both sides of the enclosure for a total amount of \$3,750.00.
- Condos #1, #2, & #7 service Includes: Repair and Painting Service Includes: Debris Disposal, Materials, paint, and labor for a total amount of \$5,550.00.

❖ AVR Painting Services

- Condo #3 – Pressure cleaning interior and exterior walls, disinfect the floor with Clorox and degreaser & apply two coats of paint Sherwin Williams super paint satin finish \$740.00.
- Condo #7 - Redo the dumpster same dimensions, new panels four sides, disinfect the floor with Clorox and degreaser & apply two coats of paint Sherwin Williams super paint satin finish \$1,580.00.
- Condo #6 - Pressure cleaning interior and exterior walls, disinfect the floor with Clorox and degreaser, apply two coats of paint Sherwin Williams super paint satin finish & change two panel \$760.00.
- Condo #2 - Redo the dumpster same dimensions. (New panels 4 sides), disinfect the floor with Clorox and degreaser, and apply two coats of paint Sherwin Williams super paint satin finish \$1580.00.
- Condo #1 - Pressure cleaning interior and exterior walls, disinfect the floor with Clorox and degreaser, apply two coats of paint Sherwin Williams super paint satin finish, and change 5 panel \$ 790.00.
- Condo #8 - Pressure cleaning interior and exterior walls, disinfect the floor with Clorox and degreaser, apply two coats of paint Sherwin Williams super paint satin finish, and change eight panel \$890.00.
- Condo #4 - Pressure cleaning interior and exterior walls, disinfect the floor with Clorox and degreaser, and apply two coats of paint Sherwin Williams super paint satin finish. \$740.00.

➤ Consideration of proposals from Fitness Tech to replace Treadmill Running Belt for a total amount of \$505.26 as per proposal attached.

➤ Consideration of proposal to purchase gym equipment as follows:

❖ Fitness Products

- Matrix Lifestyle LED Treadmill for a total amount of \$ \$3,995.00
- Matrix Lifestyle LED Elliptical for a total amount of \$3,395
- Matrix Lifestyle LED Recumbent for a total amount of \$2,650

NOTE: For all three pieces of equipment, Assembly & Installation \$485.00 – State Tax \$631.50 – Freight \$769 with a total amount of \$11,975.50 as per proposal attached.

❖ Johnson Fitness & Wellness

- Vision Fitness T600-03 Treadmill for a total amount of \$ \$4,099.00
- Vision Fitness S60-05 Suspension Ellipticalatrix for a total amount of \$3,499.00

NOTE: For all three equipment's, Delivery, Assembly & Installation \$324.00 – State Tax \$531.86 – with a total amount of \$8,453.86 as per proposal attached.

➤ Consideration of proposal from Design By Nature as follows ( proposal attached):

- Cut and remove 6 dead cattley guava trees, root prune and grinder 1 tree, clean up and remove generated trash in common area between Condo #5 and Condo #6 for a total amount of 1,650.00.
- Trim and clean 39 royal palm trees next to play ground and roundabout area, clean up and remove generated trash for a total amount of \$1,600.00.
- Cut and remove 1 leaning palm tree, clean up and remove generated trash in front of playground planter for a total amount of \$350.00.
- Cut and remove 1 dead tree, clean up and remove generated trash in Condo #2 entrance planter for a total amount of 475.00.

➤ Consideration of options to purchase side table for the tennis court from Home Depot as follows (info attached):

- Pellebant white aluminum outdoor patio rectangular side table for a total amount of \$64.18.
- Westin outdoor Mason 18 in. Dark Green /white poly plastic fade resistant outdoor patio round Adirondack side table for a total amount of \$49.04
- Crestive Products 18 in. aluminum outdoor side table in white for a total amount of \$56.71.
- Olilawn 27.6 L by 278.6W outdoor table, round wide with strong load-bearing capacity for a total amount of \$48.39.

## 5. Old Business

➤ Ratify the decision to approve invoice from Design By Nature as follows:

- Delivery and installation of 12 concrete steppingstones 24×24 around dog stations for a total amount of \$360.00

➤ Ratify the decision to approve invoices from Dicsan Technology as follows:

- Intercom Postal lock replacement for a total amount of \$181.90
- Malfunction of the visitor bar caused by the postman key relay for a total amount of \$121.50
- Hydraulic door closer installation for a total amount of \$214.64
- Visitor arm replacement for a total amount of \$652.70.

➤ Ratify the decision to approve proposal from Bough, Chadrow & Levine as follows:

- Discussion Smith from DPBR, emails to association with Caldas & Watts for a total amount of \$118.00.
- Review interpleader complaint, prepared answer for a total amount of \$295.00.

➤ Ratify the decision to approve proposal from CCTV CORE Inc to purchase cameras for the entrance area for a total amount of \$3,244.24.

➤ Ratify the decision to approve proposal from Summers to perform annual fire sprinklers inspection for a total amount of \$200.00.

## 6. Discussion Topics:

- Discussion of Rules & regulations to be amended.
- Discuss Condo Issues.

## 7. Public Comments:

## 8. Adjournment