

Las Brisas at Doral

Community Association

Board of Directors Meeting
Tuesday, April 08th, 2025, at 7:00PM
At Las Brisas at Doral Pool Cabana

Agenda

1. Roll Call & determination of quorum.
2. Minutes
 - Review of March 11th, 2025, Board of Directors Meeting Minutes
3. Financial Report
 - Balances as of February 28th, 2025
 - Truist Operating Account #3581 \$62,103.67
 - Truist Reserve Account #8339 \$117,662.80
 - Delinquency Report – Attached
4. Legal Report
5. New Business
 - Consideration of proposals from Design by Nature as follows:
 - Installation of a new irrigation zone behind condominium NO. 8 for a total amount of \$3,490.00 as per proposal attached.
 - Cut, remove, and stump a tree next to the dumpster of condominium NO. 4 for a total amount of \$990.00 as per proposal attached.
 - Consideration of proposal from Handyman Miami Services to install an additional wood panel in dumpster enclosure #4 for a total amount of \$347.75
 - Consideration of proposal from POWERX to treat fungus and iron (3 times a year) for a total amount of \$3,800.00 as per proposal attached.
 - Consideration of proposals from Dicsan Technology as follows:
 - Installation of one pole in concrete base 12x12 for cameras installation with an electrical box for a total amount of \$1,890.00 as per proposal attached.
 - Install five existing security cameras in a pole, adding in the electrical box a PoE managed switch setting connection with a new Wireless bridge system with a PoE Injector, running wiring from the office to the Clubhouse to install the antenna looking at the pole for a total amount of \$2,678.00 as per proposal attached
 - Consideration of proposals from Kebo's Electrical Services as follows:
 - to install a 14' aluminum post, 1 poly enclosure 24 x 24 x 10 N 4x, and a 20 AMP breaker behind the dumpster of condominium #7 for a total amount of \$1,800.00 as per proposal attached.
 - To replace 6 200W LED lights with dusk to down photocells for a total amount of \$2,500.00 as per proposal attached

- Consideration of proposal from Robert's Aluminum Furniture to replace pool tables top for 42" Round, Slate Fiberglass Tabletop with Umbrella Hole for a total amount of \$759.12.

6. Old Business

- Ratify the decision to approve the contract from Diamond Paving to cut and patch damaged asphalt areas (due to the roots of the trees between Condo #6 and Condo #1), for a total amount of \$4,500.00.
- Ratify the decision to approve the invoice from Desing by Nature as follows:
 - to install one doubler valve for irrigation system in Condo #6 for a total amount of \$650.00
 - to spray pavers throughout the property for a total amount of \$750.00.
- Ratify the decision to approve the invoice from TMBC, LLC, the company associated with Bass Pro Shop, to repair the fuel injector and the fuel pump of the Tracker OX400 golf car for a total amount of \$1,209.89.
- Ratify the decision to approve the invoice from Handyman Miami Services to repair the door of the dumpster of Condo #4 and replace the Hinge of the door for a total amount of \$350.00.
- Ratify the decision to approve the invoice from Gabriel Cuevas to install new cameras and system at the entry into the Las Brisas Community for a total amount of \$250.00.
- Ratify the decision to approve the invoice from Dicsan Technology as follows:
 - to replace 4 baluns, one camera connector damage and a cable from the cameras system in front gate for a total amount of \$ 482.04
 - to inspect the gates and redo wiring and make proper alignment of the arm were off the limit. Also, we make limit and adjust entrance gates for a total amount of \$294.00.
 - service call because the visitor entry motor was not working for a total amount of \$270.00.

7. Discussion Topics:

- Electric Vehicles
- Roof project (tiles style & color)- Attached.
- Doors Painting Project (gate, pool, and gym)
- Dumpster project – Update
- Comcast repair (Condo 7)
- Pressure washer
- Playground Swing
- Annual election

8. Condo Issues.

9. Public Comments

10. Adjournment