

Las Brisas at Doral

Community Association

Board of Directors Meeting
Tuesday, November 11th, 2025, at 7:00PM
At Las Brisas at Doral Pool Cabana

Agenda

1. Roll Call & determination of quorum.
2. Minutes
 - Review of September 2nd, 2025, Board of Directors Meeting Minutes
3. Financial Report
 - Balances as of October 31st, 2025
 - Truist Operating Account #3581 \$ 72,010.36
 - Truist Reserve Account #8339 \$ 111,176.36
 - Delinquency Report
4. New Business
 - Consideration of flooding issues affecting the area near building 5779, particularly unit 107.
 - Consideration of proposal to repair four lounge chairs for \$690.00.
5. Old Business
 - Ratify the decision to approve invoices from American Pool as follows:
 - to provide (2) 12" X 12" VGB main drain grates for the pool for a total amount of \$806.20.
 - to provide new 15 min spring wound timer for spa therapy jets for a total amount of \$300.50.
 - Ratify the decision to approve invoice from 305 Associates for Domain & Email for 2025 website hosting for a total amount of \$850.00.
 - Ratify the decision to approve proposals from Design By Nature as follows:
 - trim and shape all perimeter clussias hedges surrounding the property, clean up and remove generated trash for a total amount of \$1,650.00.
 - planters along main drive next to NW 114 path for a total amount of \$2,322.50.
 - spray for weed control all pavers throughout the property for a total amount of \$750.00.

- Ratify the decision to approve proposals from Dicsan as follows:
 - Service call – damaged main modem router \$290.00.
 - Purchase of 50 transponders for a total amount of \$470.80.
 - Service call - Issues with the front visitor gate for the total amount of \$170.80.
 - Service call - transponder reader malfunctioning for a total amount of \$280.60.
- Ratify the decision to approve Insurance 2025-2026 renewal with Insurance Agent Marsh McLennan for the total amount of \$80,075.45.
- Ratify the decision to approve proposal from All Star Electrical for Christmas Lights Decoration for the total amount of \$3,050.00.
- Reimbursement to Willian Cifuentes – Halloween Party for the total amount of \$262.38.
- Ratify the decision to approve invoice from Vicky Bakery – Halloween Party snacks for the total amount of 110.42.
- Ratify the decision to approve invoice from Oscar Ascanio for bulk trash removal for the total amount of \$250.00.
- Ratify the decision to approve proposal from Crown Award to honor Carmen Caldas for her years of service to the Association for the total amount of \$204.71.
- Ratify the decision to approve invoice from House Dr. Pipe for water leak detection/repair at club House for the total amount of \$375.00.
- Ratify the decision to approve invoice from Dog Waste Depot for dog station bags for the total amount of \$599.92.
- Ratify the decision to approve invoice from My Parking permit for parking supplies for the total amount of \$363.06.
- Ratify the decision to approve proposal from Word Wide Sportsman for Tracker (maintenance car) repairs for the total amount of \$285.54.
- Ratify the decision to approve purchases from Amazon as follows:
 - 3 Drawer file cabinet for club house office for the total amount of \$85.59
 - Mope pocker for the total amount of \$50.96.
 - Office supplies for the total amount of \$231.99
 - Maintenance supplies for the total amount of \$126.45

6. Condo Issues

7. Public Comments

8. Adjournment