

# *Las Brisas at Doral*

## *Community Association*

### Board of Directors Meeting

Tuesday, April 14<sup>th</sup>, 2026, at 7:00PM  
At Las Brisas at Doral Pool Cabana

### **Agenda**

1. Roll Call & determination of quorum.
2. Minutes
  - Review of March 10<sup>th</sup>, 2026, Board of Directors Meeting Minutes
3. Financial Report
  - Balances as of February 28<sup>th</sup>, 2026
    - Truist Operating Account #3581 \$ 101,439.73.
    - Truist Reserve Account #8339 \$ 132,716.63.
  - Delinquency Report
4. New Business:
  - Appointment of New Member to the Board of Directors.
  - Consideration of proposal from Design By Nature to install planters along 114<sup>th</sup> Ave and install in main entrance 200 Sunpatients, 1GL- 4 Pittisporum, Variegated, 7GL- 6 arboricolas, Trinnete, 7GL- 3 Pallets of red mulch for a total amount of \$3,300.00.
  - Consideration of proposals to change from Miami-Dade Water and Sewer to well water as follows:
    - Budget Wells – Water Use & Well Permit, Irrigation Water Well 4" Steel Casing Open Bottom, approximately 60ft, Submersible Pump Goulds 5hp 95 gpm, VFD Controller, Pressure Tank 20 Gallon, Concrete Pad - Rid-O-Rust Stenner Injection Pump with 30 Gallon, Holding Tank, Parts and Fittings for a total amount of \$39,580.28.
    - Go Electrical Contractor – install 3" well up to 20 ft deep, 3" check valve brass, suction line from well to the pump, 5 hp, fiberglass pump house, concrete pad, 100 gallons anti- rust tank, 110 volts injection pump for a total amount of 26,800.00.

- My Lawn service Inc- install a check valve Run 4-inch PVC from well to new pump install a 5 Hp motor with pump start relay install rainbird Timer with rainbird water sensor re-wire all zones to new timer control module Permits and fees included for a total amount of 8,500.00.

## 5. Old Business

- Ratify the decision to approve invoices from Design by Nature as follows:
  - to Repair a 4 Inch Mainline at Condo NO.6, behind Building 5620, Excavate as needed to access the damaged pipe, repair the line, back fill the area, and remove debris generated by the work for a total amount of \$550.00.
  - To cut and remove 15 dracaena Trees, 1 Palm Tree Touching the building for a total amount of 2,040.00.
- Ratify the decision to approve invoices from Dicsan Technology as follow:
  - Replace the damaged electric strike located pedestrian door of Condo NO.1, making reconnections with the existing wiring, applying thread locker to fit the electric strike and screws to the frame to prevent them from loosening due to vibration, seal against leaks, and protect from corrosion for a total amount of \$303.88.
  - One of the arms on the motor had come loose, causing the gates to stop functioning. The gate limits were reset, and the arm was reinstalled for a total amount of \$163.80.
  - FOB Access Issue – Pedestrian Gate Offline and antenna was not communicating or providing Internet access to the board, causing it to go offline. The antenna was restarted and reconfigured for a total amount of \$126.00.
  - Visitor Gate was hit and there is damage on the bracket, and a new Shear PIN needs to be installed by perforin old stuck on the motor \$166.92.00.
- Ratify the decision to approve invoice from Atlantic Window for replacement of the window with 3/16 clear glass and install back existing muntins for a total amount of \$650.00.

## 6. Condo Issues

## 7. Public Comments

## 8. Adjournment