



## BOARD OF DIRECTORS MEETING NOTICE TO OWNERS

**A Notice is Hereby Given** in accordance of our governing documents and Florida Statutes. The Board of Directors of Las Vistas at Doral Condominium is pleased to invite all owners for an important informative meeting.

Meeting will be held virtually on **Friday, April 4<sup>th</sup>, 2025 at 5:00 pm**. The association will provide details of how members can attend the meeting virtually through a link information will find in our website [www.vistasatdoral.com](http://www.vistasatdoral.com) on April 3rd, 2025.

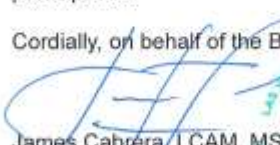
Notification provided to Owners (48) hours prior to meeting.

### AGENDA

1. Call to Order
2. Proof of Notice of the Meeting
3. Roll Call and Certified Quorum
4. Board of Directors and Management Report
5. BOD accepts questions from Owners.  
Limit 3 Minutes per person
6. Adjournment 7:00 P.M.

Thank you for your attention to this matter. Board of Directors encourage your participation.

Cordially, on behalf of the Board of Directors,

  
James Cabrera, LCAM, MSM  
General Manager  
Las Vistas at Doral Condominium



c.c. Board of Directors

## **Works being performed to comply with the S.I.R.S Structural Integrity reserve Studies.**

- **Roofs Colonials & Geneva prep.**
- **Waterproofing cost analysis**
- **8290 Corridors & Corridor Corners**
- **Colonials Exterior Wall Repairs**
- **8290 Balconies Repairs**
- **Elevator's Pits**
- **Fire Alarms**
- **Electrical thermography in all Buildings' Electric Rooms**
- **Catch Basin maintenance and Upgrade (8353)**

### ***Daily operations***

- **Bee Control**
- **Gym equipment maintenance**
- **Landscape and irrigation Maintenance**
- **8290 Black Water Pipe Repair**
- **Optic Fiber Layout**

## Colonials 82's & 83's Roof tops





**Copins waterproofed and painted**



|                                                                   |             |                       |
|-------------------------------------------------------------------|-------------|-----------------------|
| <b>LAS VISTAS AT DORAL</b>                                        |             | <b>March 13 ,2024</b> |
|                                                                   |             |                       |
| <b>COLONIALS ROOF WATER PROOFING COST ANALYSIS</b>                |             | <b>COST + TAX</b>     |
| <b>PRODUCTS</b>                                                   |             |                       |
| Gaco Silicone Roof coating 5 gals. <i>50 year warranty</i>        |             | 259.25                |
| Dura Brighth elastomeric Acrylic 5 gals. <i>10 years warranty</i> |             | 99.98                 |
| Additional equip/roof                                             |             | 600.00                |
| <b>MATERIALS whitout tax</b>                                      |             |                       |
| Gaco Silicone 15 galons 259.99                                    |             | 834.56                |
| Dura Bright 120 galons @ 19.80                                    |             | 2,376.00              |
| Aplication materials per bldg                                     | \$          | 600.00                |
| <b>TOTAL MATERIALS PER BUILDING</b>                               |             | <b>3,810.56</b>       |
| <b>MATERIALS COST PER SQUARE FOOT</b>                             |             |                       |
| Total area to waterproof per building                             | <b>Sqft</b> | 6,386.00              |
| Total material cost + tax                                         | \$          | 3,810.56              |
| <b>TOTAL COST MATERIALS PER SQUARE FOOT</b>                       |             | <b>0.60</b>           |
| <b>LABOR COST</b>                                                 |             |                       |
| 02 WORKERS/ 04 DAYS (8 hours each per day at 23.64 per hour)      | \$          | 1,512.96              |
| 01 SUPERVISOR 8 hours (at 23.64 per hour)                         | \$          | 189.12                |
| <b>TOTAL COST OF LABOR</b>                                        | \$          | <b>1,702.08</b>       |
|                                                                   |             |                       |
| <b>TOTAL COST COLONIALS ROOF WATERPROOFING PER BLDG.</b>          | <b>\$</b>   | <b>5,512.64</b>       |
| <b>TOTAL COST COLONIALS ROOF WATERPROOFING PER SQFT</b>           | <b>\$</b>   | <b>0.86</b>           |
| COST FOR ROOF WATERPROFFING IN FLORIDA Up to 2,000 SQft           | \$          | 5.10                  |
| COST FOR ROOF WATERPROFFING IN FLORIDA Over 2,000 SQft            | \$          | from 6.01             |

**Permanently Seal Your Flat Roof**  
- with EverSeal's 50-Year, 100% Leak-Proof Barrier -  
**And SAVE THOUSANDS OF DOLLARS.**



## Your customized estimate for 8215 Lake Dr is:

as little as **\$38,700** up to **\$51,000**

\*Estimated figures may vary depending on existing  
roof condition and other onsite factors.

Based on your roof's square footage,  
you'll also **save thousands** in these key areas:

**Potential Tax Savings** \$14,850.15  
project is 100% tax deductible this year\*

**Energy Savings Over 10yrs** \$16,560.00  
based on average savings of 30%\*

**Future Re-roof Cost Savings** \$57,960.00  
eliminates 1-3 future roofing projects\*

**Your Total Savings** **\$89,370.15**



\*Tax savings are based on a federal and state tax rate of 35% applied to commercial buildings under IRS Section 179. Tax savings may not be applicable to residential properties. Yearly energy savings are calculated based on the averages compiled by energy.gov. Future re-roof cost savings are based on the local average costs of multiple roofing projects over 50 years. Individual tax, energy and roof repair savings may vary based on a variety of different factors.

## Savings in the waterproofing:

12 Coloniales roofs. 76,484.00 Sqft.

Everseal  $76,484.00 \times 6.01 = \$ 459,668.84$

In House  $76,484.00 \times .86 = \$ 65,776.24$

**SAVINGS = \$ 394,493.60**

Geneva Sqft per building

8160 15,300 Sqft

8180 14,500

8100 17,500

8101 9,000

Total = 56,300 Sqft.

Everseal  $56,300 \times 6.01 = \$ 338,363.00$

In House  $56,300 \times .86 = \$ 48,418.00$

**SAVINGS = \$ 289,945**

8290 56,522 Sqft.

Everseal  $56,522.00 \times 6.01 = \$ 339,697.22$

In house  $56,522 \times 0.86 = \$ 48,608.92$

SAVINGS = \$ 291,088.30

TOTAL EVERSEAL = \$ 1,137,728.80

TOTAL IN HOUSE = \$ 162,803.16

**SAVINGS = \$ 974,925.70**

## 8290 Building Corridors Corners Repairs

16



## 8290 Building Corridors Repairs

6,800 feet long



## “Colonials” dumpsters roof and entrances Repairs and Waterproofing



## “Colonials” Exterior Walls Repairs





## Window calking



## 8290 Balconies repairs.



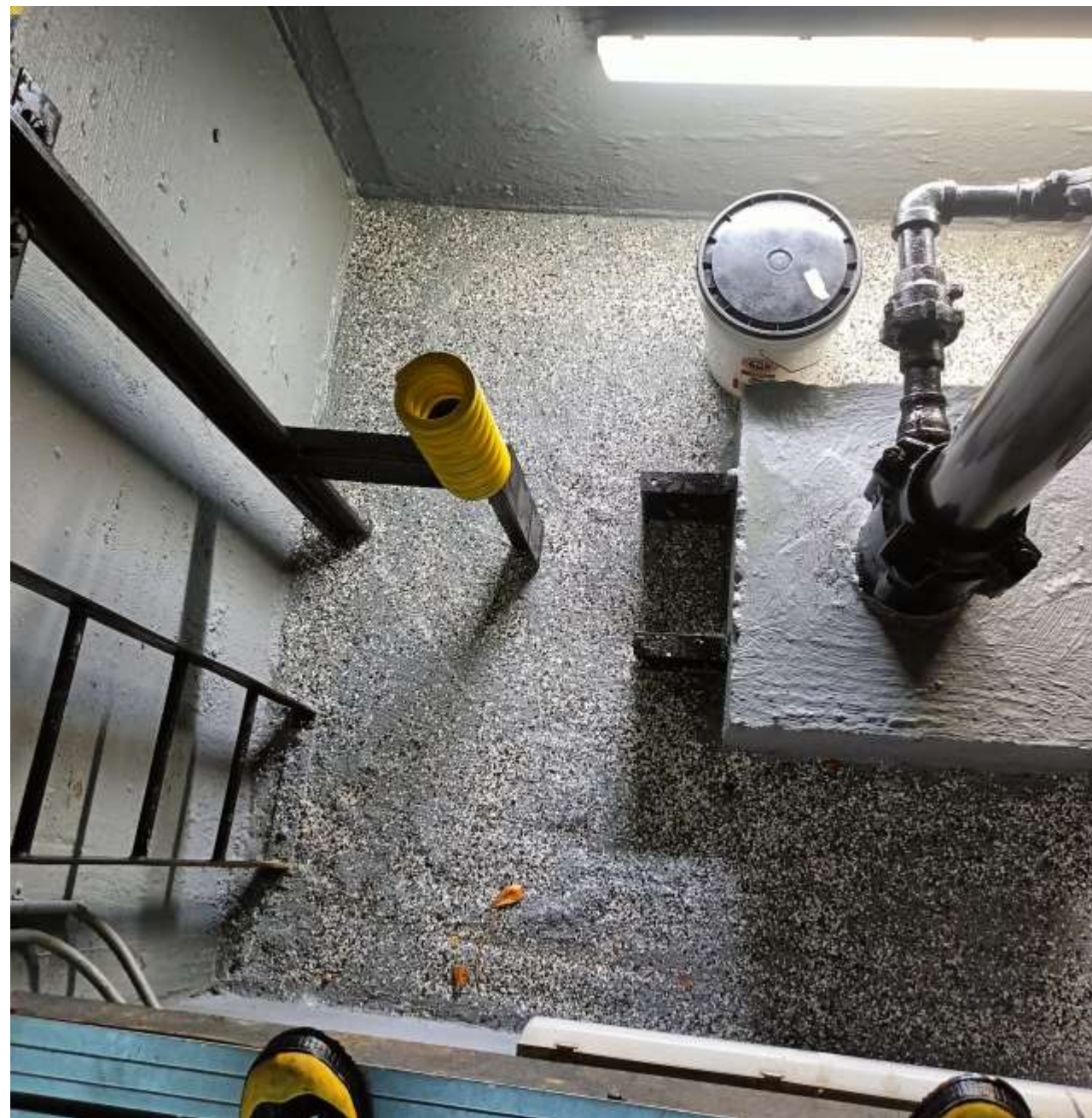


## Elevator's pits repairs and waterproofing



The product for the cleaning of the pits is approved by EPA





# Fire Alarms Systems



# Electrical revision and thermographic scan



Jover Engineering LLC [info@jovereng.com](mailto:info@jovereng.com) 786 443 5161 [www.jovereng.com](http://www.jovereng.com)

House Panel

Double Tap on Circuit breaker.

Recommendations: Requires investigation, load balance capacity, install new C.B/branch circuit accordingly.

3/1/2024 5:53:06 PM

41.3 °C

82.5 °C

FLIR0507.jpg

70524046

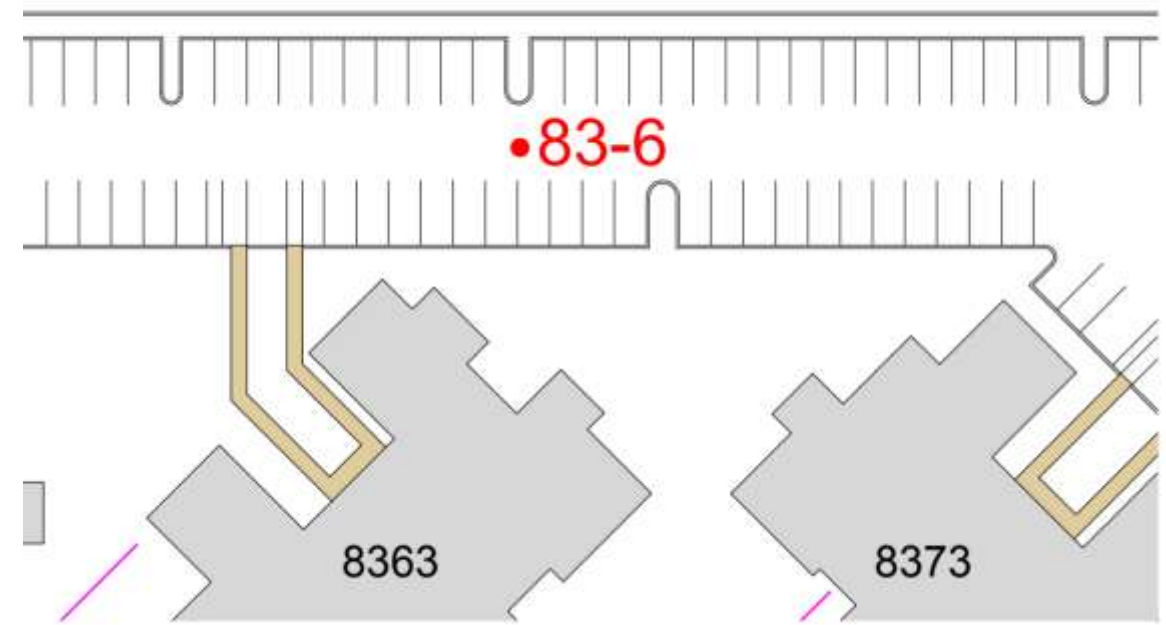
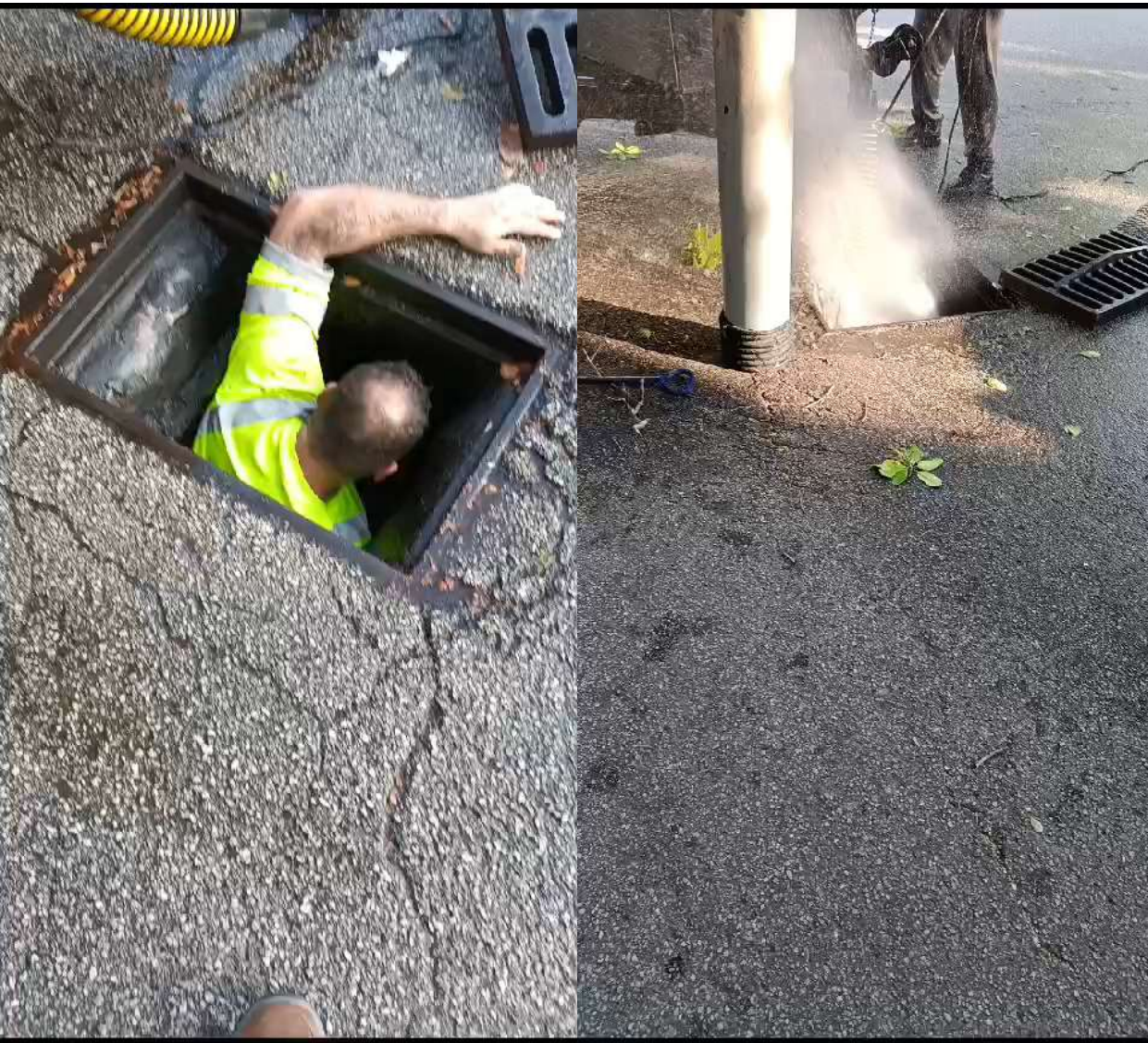
| Parameters         |         | File Information |              | Camera Information |          |
|--------------------|---------|------------------|--------------|--------------------|----------|
| Emissivity         | 0.95    | File name        | FLIR0507.jpg | Camera model       | FLIR E86 |
| Distance           | 0.61 m  | File size        | 394 KB       | Lens               | FOL18    |
| Reflected temp.    | 25.0 °C | Width            | 464          | Camera serial      | 70524666 |
| Atmospheric temp.  | 25.0 °C | Height           | 348          | Filter             |          |
| Relative humidity  | 50.0%   | Minimum temp.    | 27.2 °C      | Range max.         | 120.0 °C |
| Ext. optics temp.  | 30.0 °C | Maximum temp.    | 42.7 °C      | Range min.         | -20.0 °C |
| Ext. optics trans. | 1.00    |                  |              | Field of view      | 31.5°    |

| Measurements |         | Geolocation     |  |
|--------------|---------|-----------------|--|
| Bct          | 42.7 °C | Coordinates     |  |
| Min          | 41.3 °C | Compass degrees |  |
| SpT          | 34.4 °C |                 |  |
| SpD          | 32.1 °C |                 |  |

| Isotherms |  |
|-----------|--|
|           |  |



# Catch Basins Maintenance & improvements



# Bee control



## Gym Equipment upholstery replacements



## Gardens Maintenance – Low cover & Hardscape Redesign



## Gardens Maintenance - Hardscape.



## Landscape Maintenance – Pruning & Trimming

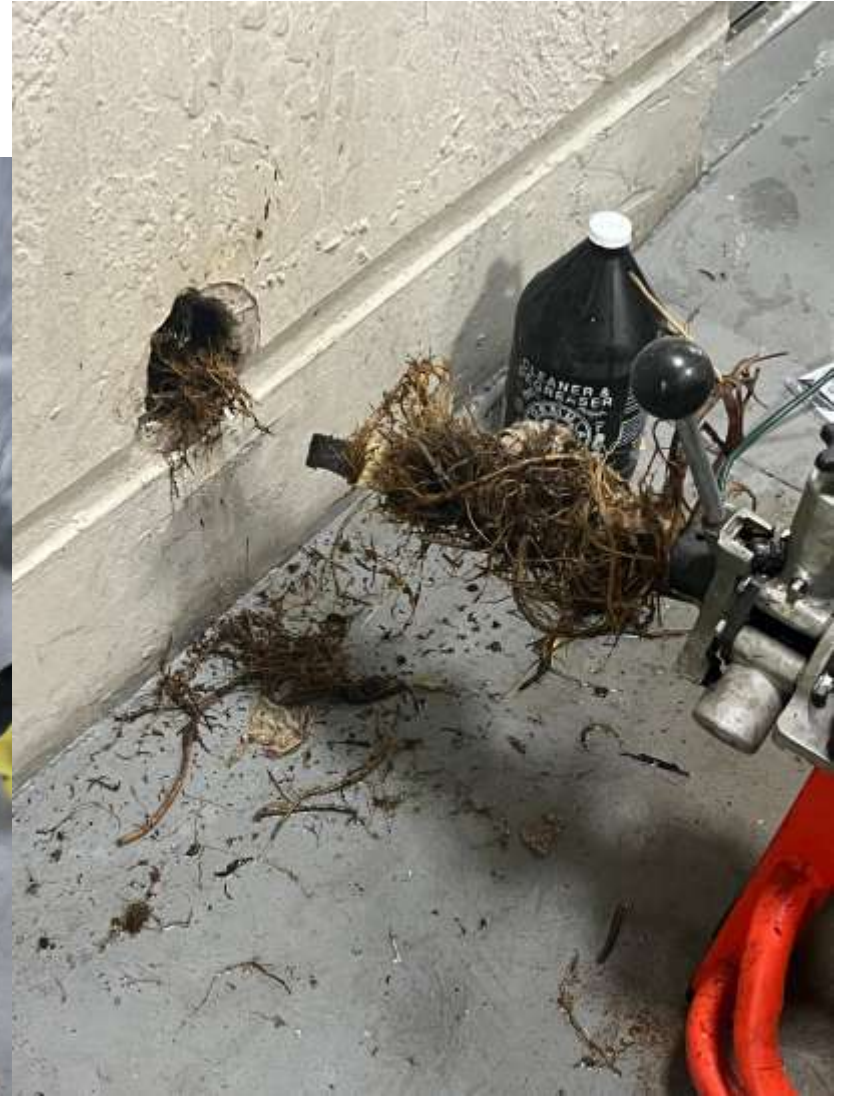




# Nursery Stock



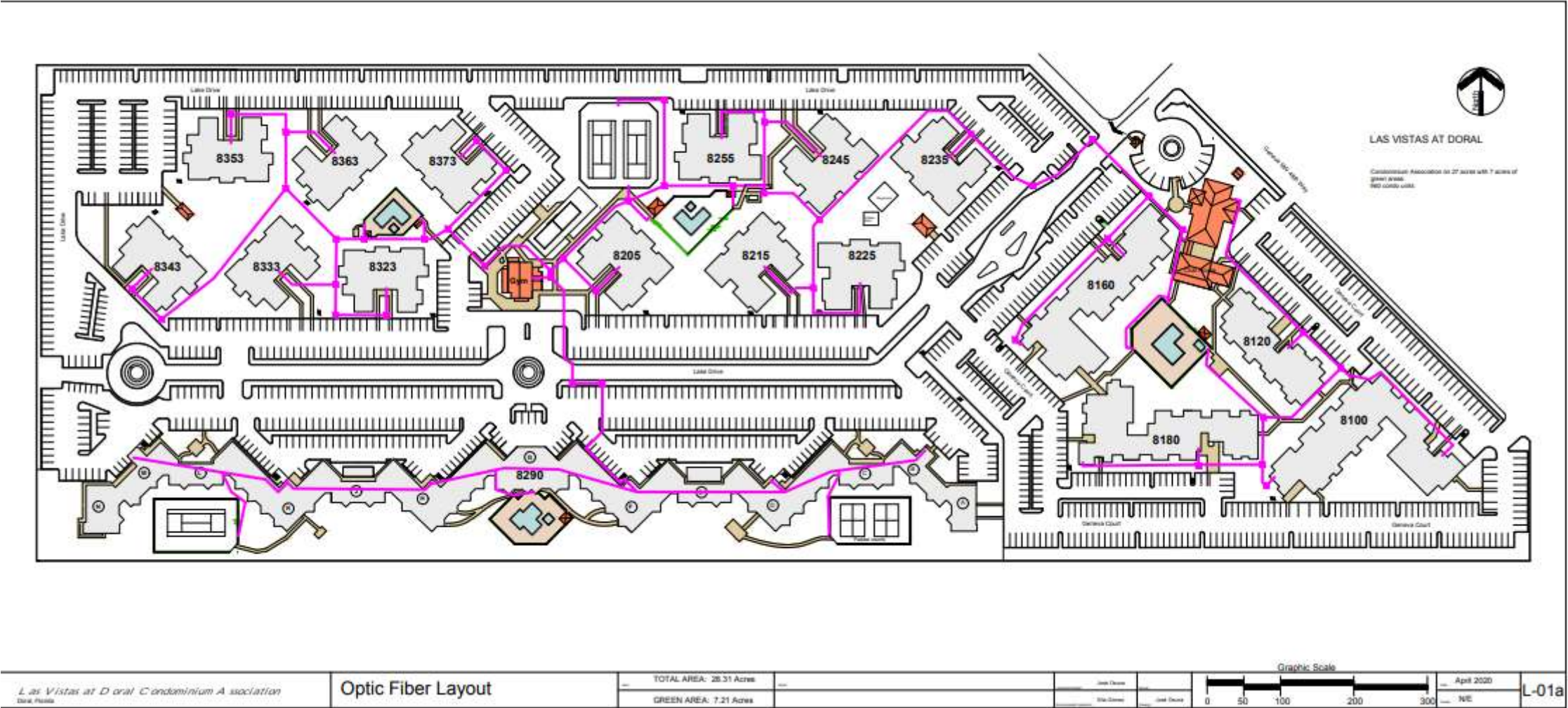
## 8290 F Sewage Collector Maintenance



## 8290 F Sewage Collector Maintenance



# Irrigation system Maintenance



## Pool and Spa pumps rooms



# Club House New Pool Equipment install in progress



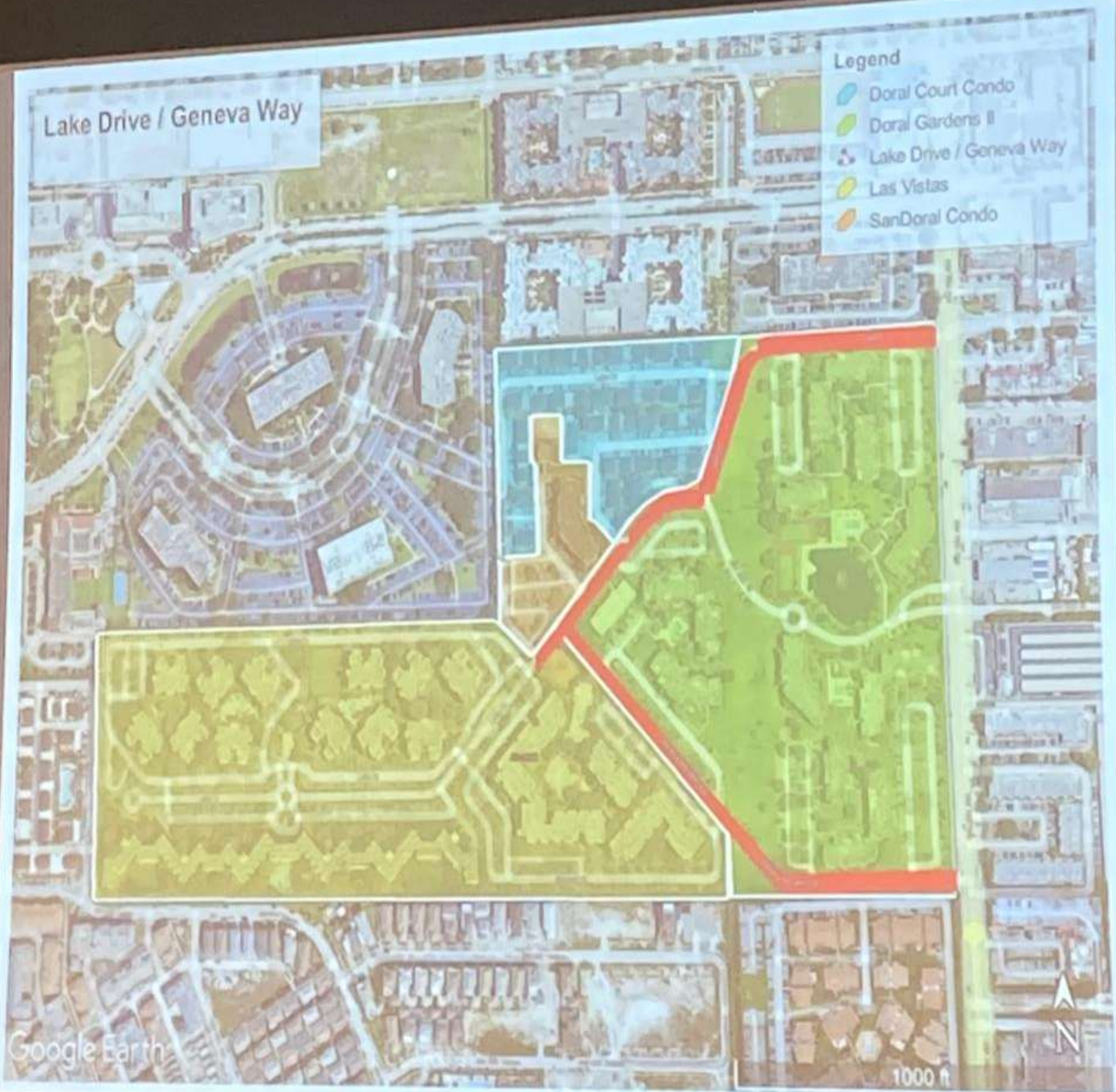
Lake Drive / Geneva Way

Legend

- Doral Court Condo
- Doral Gardens II
- Lake Drive / Geneva Way
- Las Vistas
- SanDoral Condo

Google Earth

1000 ft





## New recreation proposal



## Unit's Identification replacements

