

**SECOND NOTICE OF ANNUAL MEETING AND BOARD ELECTION OF
LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC.**

&

NOTICE OF ORGANIZATIONAL MEETING OF NEWLY ELECTED BOARD OF DIRECTORS

TO ALL MEMBERS:

NOTICE is hereby given that the above referenced meetings will be held as follows:

Date: **Wednesday, December 3rd, 2025**

Time: **6:00 p.m. EST (sign-in will commence at 5:00 p.m. EST)**

Location: **Las Vistas at Doral Condominium – Management Office
8140 Geneva Court
Doral, FL 33166**

The agenda for the above-referenced meetings will be as follows:

A. ANNUAL MEETING AND ELECTION OF DIRECTORS

1. Call to Order.
2. Appointment of Chairman of the Annual Meeting & Election of Directors.
3. Determine and Certify Quorum of the Members (not required for Election of Directors).
4. Proof of Notice of the Annual Meeting and Election of Directors or Waiver of Notice.
5. Discussion of Election Procedures by Election Monitor.
6. Election of Directors.
7. Announcement of Election Results.
8. Adjournment.

B. AGENDA FOR ORGANIZATIONAL MEETING OF NEWLY ELECTED BOARD

1. Call to Order.
2. Determine and Certify Quorum of the Directors.
3. Election of Officers.
4. Adjournment.

QUORUM

Pursuant to Section 3.5 of the Association's Bylaws, a quorum at members' meetings shall be attained by the presence, either in person or by proxy (limited or general), of persons entitled to cast in excess of 33⅓% of the votes of members entitled to vote at the subject meeting. Notwithstanding the foregoing, however, there shall be no quorum necessary for election of the Board of Directors; provided, however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election of members of the Board of Directors.

IMPORTANT NOTE FOR CANDIDATES FOR BOARD OF DIRECTORS

In accordance with Chapter 718 of the Florida Statutes, a director of a board of an association of a residential condominium shall:

- (I) Certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members; and

- (II) Submit to the secretary of the association a certificate of having satisfactorily completed the educational curriculum administered by the division or a division-approved condominium education provider. The educational curriculum must be at least 4 hours long and include instruction on milestone inspections, structural integrity reserve studies, elections, recordkeeping, financial literacy and transparency, levying of fines, and notice and meeting requirements.

Further, each newly elected or appointed director must submit to the secretary of the association the written certification and educational certificate within 1 year before being elected or appointed or 90 days after the date of election or appointment.

DESIGNATION OF VOTING MEMBER

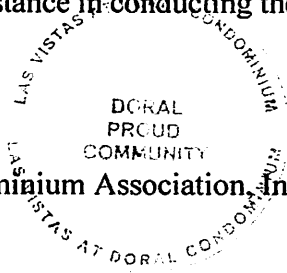
1. **If only one person owns a Unit:** That person automatically gets the right to vote, according to the Association's official roster.
2. **If more than one person owns a Unit (for example, a married couple or joint owners):** The co-owners must decide among themselves who will cast the vote for their Unit. If they can't agree, no vote will be counted for that Unit. Whoever does cast the vote is assumed to have the authority to do so unless the Board or President has been told otherwise.
3. **If the unit is owned by a corporation, partnership, limited liability company, trust, or any other lawful entity:** The owners (or authorized representatives of that entity) **must** submit a voting certificate to the Association's Secretary naming the person who will cast the vote for that Unit. That person does not have to be an owner. The certificate stays valid until it's replaced, revoked, or the Unit changes ownership.
4. **If there is no valid certificate on file (or it was revoked):** The Unit cannot vote and doesn't count toward the quorum (the minimum number of votes needed for a meeting to be official) until a valid certificate is filed.
5. **In summary, every Unit gets one vote, but** only one person can vote per Unit; co-owners must agree who that person is; and, entities must file a voting certificate naming their voting representative. Without that voting certificate, the Unit loses its voting rights until a voting certificate is filed.

NOTE: *A blank Voting Certificate is enclosed for your use, if needed.* If you already have a Voting Certificate on file for your Unit, and do not wish to change the designated Voting Representative, it is not necessary to submit a new Voting Certificate. It is recommended that you verify with Association management that the Association is in possession of the Voting Certificate on file prior to the evening of the election. However, if you wish to change the Voting Certificate for your Unit, and you have previously submitted a Voting Certificate, you must submit a new Voting Certificate.

We thank you for your assistance in conducting the affairs of Las Vistas at Doral Condominium Association, Inc.

Very truly yours,

The Board of Directors,
Las Vistas at Doral Condominium Association, Inc.



LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC.
VOTING CERTIFICATE DESIGNATING VOTING REPRESENTATIVE

The undersigned, being all of the record owners of **Bldg. No.** _____ **Unit No.** _____ in Las Vistas at Doral Condominium Association, Inc., a Florida not-for-profit corporation (the "Association"), do hereby certify that the following individual is hereby designated to cast the vote on behalf of said Unit for all matters that may properly come before the membership of the Association.

(Print Name of Voting Representative)

This Certificate is made pursuant to the provisions of the Association's Bylaws and shall remain effective until revoked in writing by any one of the record owners of the Unit or until such time as a new Voting Certificate is filed with the Secretary of the Association, or ownership of the Unit changes.

Executed this _____ day of _____, 20_____.

OWNER(S) OF RECORD:

(All record owners of the Unit must sign below)

Unit's Ownership Company Name (if applicable): _____

Owner Name	Signature	Date

Instructions:

1. Only one (1) designated voting representative is permitted per Unit.
2. All owners of record must sign this certificate.
3. The completed certificate must be submitted to the Secretary of the Association prior to the casting of any vote.

OPCIÓN DE LOS PROPIETARIOS DE UNIDADES DE VOTAR ELECTRÓNICAMENTE A TRAVÉS DEL CORREO ELECTRÓNICO

De acuerdo con el Fla. Stat. § 718.128(7), promulgado recientemente el 1 de julio de 2025, un Propietario de Unidad puede, a su discreción, enviar electrónicamente una boleta a la siguiente dirección de correo electrónico designada por la Asociación: FCO@VISTASATDORAL.COM a más tardar en la fecha y hora programadas de la reunión durante la cual se votará sobre el asunto.

Una boleta de votación que se transmita electrónicamente a la Asociación debe incluir todos los siguientes elementos:

1. Un espacio para que el propietario de la unidad escriba su número de unidad; y
2. Un espacio para que el Propietario de la Unidad escriba su nombre y apellido, que también funciona como la firma del Propietario de la Unidad con fines de firmar la boleta.

La ley de Florida, Fla. Stat. § 718.128(7)(c)3., requiere que se comparta la siguiente declaración en letras mayúsculas y en un tamaño de fuente mayor que cualquier otro tamaño de fuente utilizado en el correo electrónico enviado por la Asociación al Propietario de la Unidad:

RENUNCIAR AL SECRETO DE SU VOTO ES SU ELECCIÓN. NO TIENE QUE RENUNCIAR AL SECRETO DE SU VOTO PARA PODER VOTAR. AL TRANSMITIR SU BOLETA COMPLETADA POR CORREO ELECTRÓNICO A LA ASOCIACIÓN, USTED RENUNCIA AL SECRETO DE SU BOLETA COMPLETADA. SI NO DESEA RENUNCIAR A SU SECRETO PERO DESEA PARTICIPAR EN LA VOTACIÓN QUE ES OBJETO DE ESTA BOLETA, POR FAVOR ASISTA A LA REUNIÓN PRESENCIAL DURANTE LA CUAL SE VOTARÁ SOBRE EL ASUNTO.

Un propietario de unidad debe enviar su boleta electrónica completada a la dirección de correo electrónico designada por la Asociación (es decir, FCO@VISTASATDORAL.COM) a más tardar en la fecha y hora programadas de la reunión durante la cual se votará sobre el asunto. Se enviará por correo electrónico a los propietarios de unidades una boleta electrónica en blanco para su uso, si corresponde, antes de la reunión.

Si desea votar electrónicamente de esta manera, no dude en ponerse en contacto con el administrador General de la Asociación, el Sr. James Cabrera, por correo electrónico a manager@vistasatdoral.com antes de la reunión para solicitar y recibir una boleta electrónica que cumpla con los requisitos del Fla. Stat. § 718.128(7).

UNIT OWNERS' OPTION TO VOTE ELECTRONICALLY VIA ELECTRONIC MAIL

In accordance with Fla. Stat. § 718.128(7), recently enacted on July 1, 2025, a Unit Owner may, at their discretion, electronically transmit a ballot to the following e-mail address designated by the Association: **FCO@VISTASATDORAL.COM**, no later than the scheduled date and time of the meeting during which the matter is being voted on.

A ballot that is electronically transmitted to the Association must include all of the following:

1. A space for the Unit owner to type in his or her Unit Number; and
2. A space for the Unit Owner to type in his or her first and last name, which also functions as the signature of the Unit Owner for purposes of signing the ballot.

Fla. Stat. § 718.128(7)(c)3. requires that the following statement in capitalized letters and in a font size larger than any other font size used in the e-mail from the Association to the Unit Owner be shared:

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, PLEASE ATTEND THE IN-PERSON MEETING DURING WHICH THE MATTER WILL BE VOTED ON.

A Unit Owner must transmit his or her completed electronic ballot to the e-mail address designated by the Association (i.e., **FCO@VISTASATDORAL.COM**) no later than the scheduled date and time of the meeting during which the matter is being voted on. A blank electronic ballot will be emailed to the Unit Owners for your use, if applicable, in advance of the meeting.

*If you wish to vote electronically in this manner, please do not hesitate to contact the Association's manager, Mr. James Cabrera, via email at **manager@vistasatdoral.com** in advance of the meeting to request and receive an electronic ballot that conforms to the requirements of Fla. Stat. § 718.128(7).*

INSTRUCTIONS FOR COMPLETING ELECTION BALLOT

- (1) Place completed Ballot (*Orange Color*) and place it in the envelope (*white Color*) marked “BALLOT” and seal the envelope securely.
- (2) Place this sealed “BALLOT” envelope in the second “outer” (*yellow Color*) envelope addressed to Las Vistas at Doral Condominium Association, Inc., 8140 Geneva Court, Doral, FL 33166.
- (3) *The eligible voter shall print their name and sign in the back of the “outer” envelope and identify the unit which the voter represents.*
- (4) Please return this “outer” envelope prior to the election meeting on December 3, 2025, to:

**Las Vistas at Doral Condominium Association, Inc.
8140 Geneva Court
Doral, FL 33166
Attn.: James Cabrera, LCAM - General Manager**
- (5) This Outer envelope may ONLY be **personally deposited** in the appropriate ballot box located at the Condominium Office at 8140 Geneva Court, Doral, FL 33166; or, alternatively, you may **MAIL IT as instructed above.**

DO NOT ENCLOSE ANY OTHER DOCUMENTS WITH THIS BALLOT.

DO NOT PUT ANY PROXY INTO EITHER ENVELOPE, AS PROXIES ARE NOT VALID FOR VOTING IN BOARD ELECTIONS.

INSTRUCCIONES PARA COMPLETAR SU PAPELETA “BALLOT” DE ELECCION

- (1) POR FAVOR Coloque la papeleta de elecciones (*Color Naranja*)_Ballot debidamente completada, en el sobre marcado "**BALLOT**" (*Color Blanco*) y cierre el sobre de forma segura.
- (2) Coloque este sobre sellado "**BALLOT**" en el segundo sobre (*Color Amarillo*) marcado “outer” y dirigido a Las Vistas at Doral Condominium Association, Inc., 8140 Geneva Court, Doral, FL 33166.
- (3) **El debido elector firmará la parte posterior del sobre marcado "outer" e identificará la unidad que el elector representa.**
- (4) Por favor, devuelva este sobre "outer" previo a la elección del 3 de Diciembre de 2025 a:

**Las Vistas at Doral Condominium Association, Inc.
8140 Geneva Court
Doral, FL 33166
Atn.: James Cabrera, LCAM - Gerente General**
- (5) Este sobre “outer” **SOLAMENTE se puede depositar personalmente** en la urna apropiada ubicada en la Oficina del Condominio ubicada en el 8140 Geneva Court, Doral FL 33166, o, alternativamente, enviarla por correo.

NO ENVIE NINGÚN OTRO DOCUMENTO CON ESTA PAPELETA.

NO ENVIE NINGUN “PROXY” (persona autorizada a representar a otra persona) EN CUALQUIERA DE LOS SOBRES, YA QUE LOS PROXIES NO SON VALIDOS PARA ELECCIONES.

**OFFICIAL BALLOT, ELECTION OF THE BOARD OF DIRECTORS
LAS VISTAS AT DORAL CONDOMINIUM ASSOCIATION, INC.**

For the election of full-term Board members:

Instructions: Please do not sign or otherwise identify your name or unit number on this ballot. **Please vote for any five (5) candidates.** You may vote for less than five (5) candidates if you desire; however, if you vote for more than five (5) candidates, your vote will be disqualified. TO VOTE for a candidate, place an identifiable mark next to the name of the candidate(s) for whom you desire to vote. Write-in candidate votes are not permitted. After voting, fold and place this ballot in the envelope provided and seal that envelope. If you own more than one unit, and are therefore voting more than once, **DO NOT** put more than one ballot in each envelope. Please follow the instructions contained within the preceding pages.

List of the names of the candidates are listed below alphabetically by surname:
LAST, FIRST

NAME OF CANDIDATE	VOTE
ABELLA, ALBERTO	
DIAZ, CLAUDIA MARIA	
FARIA, TIBERIO	
FERRANDO, MIGUEL	
JULIA, LOURDES C.	
MENDIETA, WILLIAM	
ODISHO, LIZ	
PEDROZA, JAVIER	
VEGA, JUAN CARLOS	
VELASQUEZ, NESTOR A.	

Alberto G. Abella

Candidato al Board of Directors – Asociación Las Vistas at Doral

Residente desde hace más de 22 años

Perfil Profesional

Profesional con más de 20 años de experiencia en el sector de bienes raíces y varios años como inspector de propiedades. Amplia trayectoria como Manager en el área de supermercados, con sólida formación en control económico, planificación y gestión operativa. Se caracteriza por la responsabilidad, la organización y la búsqueda constante de eficiencia y transparencia en los procesos administrativos.

Experiencia Relevante

- Agente de Bienes Raíces: Más de dos décadas asesorando a compradores y vendedores, con profundo conocimiento del mercado y de la gestión de propiedades.
- Inspector de Propiedades: Experiencia en evaluación técnica y mantenimiento preventivo, garantizando el cumplimiento de normas y estándares de calidad.
- Manager de Supermercados: Dirección de personal, control presupuestario y planificación estratégica de operaciones.

Compromiso con la Comunidad

Residente activo por más de 22 años en la Asociación Las Vistas at Doral, comprometido con la mejora continua de nuestra comunidad. Su prioridad es promover la transparencia financiera, optimizar los costos operativos y fortalecer la convivencia entre los residentes, contribuyendo a un ambiente armónico y sostenible.

Alberto G. Abella

Candidate for the Board of Directors – Las Vistas at Doral Association

Resident for over 22 years

Professional Profile

Professional with over 20 years of experience in the real estate sector and several years as a property inspector. Extensive background as a supermarket manager, with solid expertise in economic control, planning, and operational management. Recognized for responsibility, organization, and a constant pursuit of efficiency and transparency in all administrative processes.

Relevant Experience

- Real Estate Agent: More than two decades advising buyers and sellers, with deep knowledge of the market and property management.
- Property Inspector: Experience in technical evaluation and preventive maintenance, ensuring compliance with standards and quality requirements.
- Supermarket Manager: Responsible for staff management, budget control, and strategic planning of operations.

Commitment to the Community

Resident of Las Vistas at Doral for over 22 years, deeply committed to the continuous improvement of our community. My priorities are to promote financial transparency, optimize operational costs, and strengthen harmony and cooperation among residents, contributing to a sustainable and well-managed environment.



CLAUDIA DIAZ

SKILLS

Dedicated Child Care.
Coordination of teamwork.
High level of adaptation to work under pressure.
Easy adaptation to work and high level of learning. Proactive.
Willing to commit and provide my knowledge and skills to the organization.

CHARACTER REFERENCES

Maria Lorena Nicieza
Owner and Director
Great Learning Experience
Cell: 786-346-1966

LABOR SUMMARY

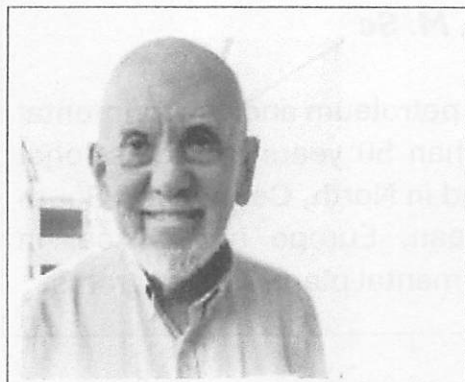
Intercable, Quality, Barquisimeto, Edo. Lara
2005 to 2009.
Volunteer hours in Paradise Christian School
Miami, Florida 2016.
Great Learning Experience Miami, Florida 2016-
2020.
45 hours approved 2016.
Emergent literacy for VPK Instructor 2016
5 Hour language and literature development
2016.
Florida Child Care Professional Credential
(FCCPC) 2017.
Director Credential 2017.
CPR, first aid, AED 2019.
Registered Behavior Technician (RBT) 2020.

EDUCATIONAL TRAINING

Universidad Yacambu, High School Diploma,
Electronic Engineering, Barquisimeto, Edo. Lara
Venezuela 2008
English course (intermediate) - Schools ISI -
Barquisimeto, Edo. Lara 2000.
Electronic Student Conference of Computer
Engineering - University Yacambu, Barquisimeto,
Edo. Lara 2002.
Course Visual Basic - S.C. Rio Lina - Barquisimeto,
Edo. Lara 2002.
Maintenance and Enabling of Computer - American
Academy - Barquisimeto 2004.
V Congress Expotecnología U.V.M. - Valle University
Mombay - Valera, Edo. Trujillo 2005.
Third Conference of Electronic Engineering
National Experimental Polytechnic University
Barquisimeto, Edo. Lara 2005.
English course (basic, medium) - Florida National
University, Miami - Florida 2010-2015.

HOW TO REACH ME

Cell: 786-369-6072
Email: claudiadiazchang@gmail.com
Address: 5245 Lake Drive Apt #306
Doral-Florida 33166



Tiberio C. Faria, Bs., M. Sc

Ingeniero petrolero, y ambiental, venezolano-estadounidense, con más de 50 años de ejercicio profesional, habiendo trabajado en Norte, Centro y Sur América, el Caribe, Europa y África, en diversos planes y programas petroleros y ambientales.

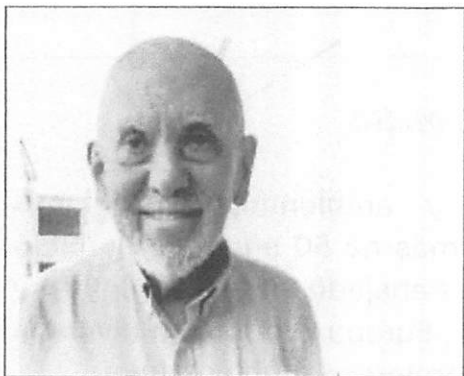
Residente en las “Las Vistas at Doral”, desde hace muchos años, Notario y traductor, entrenador y editor de publicaciones con varios títulos propios entre los que se encuentran textos y diccionarios bilingües relativos a nuestro ambiente y a la industria petrolera, así como al desarrollo personal para líderes locales e internacionales.

Fundador del movimiento Cívico-ambientalista "Golden Doral" para establecer en nuestra ciudad de El Doral el concepto de "El Dorado", buscado por los conquistadores españoles, pero que se puede desarrollar con la siembra de árboles de especies variadas con hojas y flores doradas, para contribuir a la cobertura arbórea de la ciudad, que nos permita convertirnos en la primavera, en la mítica ciudad dorada del mundo, fomentando el turismo ecológico como el que existe de los "cerezos en flor" en otras partes del mundo.

Desde el 2019, miembro de la Junta Directiva de Las Vistas, supervise el Boletín de Noticias de la Comunidad, y actualmente el programa de embellecimiento y paisajismo en ejecución, con el montaje de un vivero dentro de nuestro condominio en continua producción.

Actualmente me desempeño como Tesorero del Condominio y dedico una gran parte de mi tiempo en apoyar y verificar el plan de inversión en nuestra comunidad de acuerdo al presupuesto aprobado y conforme a las normativas y leyes que nos rigen. Deseo que Las Vistas sea una comunidad ejemplo del buen vecino donde los residentes puedan encontrar un hogar donde se respetan las normas para el buen convivir.

Agradezco el voto de confianza que me han brindado en estos años, los resultados están a la vista de todos, vamos paso a paso ya que no podemos correr ni tampoco contamos con recursos ilimitados. Tenemos todavía que terminar de arreglar nuestra infraestructura y seguir construyendo nuestra comunidad orgullo de “El Doral”.



Tiberio C. Faria, Bs., M. Sc

Venezuelan-American petroleum and environmental engineer, with more than 50 years of professional practice, having worked in North, Central and South America, the Caribbean, Europe and Africa, in various oil and environmental plans and programs.

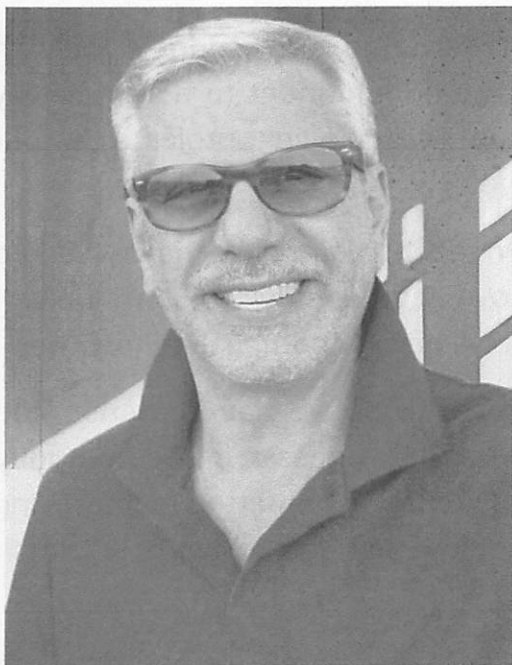
Resident in "Las Vistas at Doral", for many years, Notary and translator, trainer and editor of publications with several titles of his own among which are bilingual texts and dictionaries related to our environment and the oil industry, as well as personal development for local and international leaders.

Founder of the Civic-environmentalist movement "Golden Doral" to establish in our city of El Doral the concept of "El Dorado", sought by the Spanish conquistadors, but which can be developed with the planting of trees of several species with golden leaves and flowers, to contribute to the tree cover of the city, which allows us to become the Spring, in the mythical golden city of the world, promoting ecological tourism such as the "cherry blossoms" in other parts of the world.

Since 2019, member of the Board of Directors of Las Vistas, oversaw the Community Newsletter, and currently underway the beautification and landscaping program, with the assembly of a nursery within our condominium in continuing production.

I currently serve as Treasurer of the Condominium and dedicate a large part of my time to support and verify the investment plan in our community according to the approved budget and in accordance with the regulations and laws that govern us. I wish Las Vistas to be an example community of the good neighbor where residents can find a home where the rules for good coexistence are respected.

I appreciate the vote of confidence that you have given me in these years, the results are visible to everyone, we are going step by step since we cannot run nor do we have unlimited resources. We still have to finish fixing our infrastructure and continue building our community of pride of "El Doral".



Vecinos de LAS VISTAS,

Mi nombre es Miguel Ferrando y me dirijo a ustedes con entusiasmo y el compromiso de proponer mi nombre, para continuar los proyectos pendientes que tiene nuestra comunidad el próximo año.

Como ustedes saben, en los últimos años, hemos trabajado incansablemente para mejorar y embellecer nuestra comunidad. Estoy orgulloso de lo que hemos logrado juntos.

La actual Junta Directiva ha demostrado eficiencia y efectividad en la gestión comunitaria. Sigo comprometido en este 2026 para mejorar lo hecho hasta ahora, que no es poco.

Con su voto me permitirán seguir aportando mi conocimiento y experiencia adquirida en estos años, que son muy valiosos, ahora que tenemos un rumbo claro y preciso en nuestra gestión comunitaria.

Como dije el año pasado, cuando algo funciona tan bien como lo demuestran los resultados, es importante no cambiar. Los miembros de la directiva debemos continuar trabajando juntos para mantener la estabilidad y la continuidad en la realización de los proyectos.

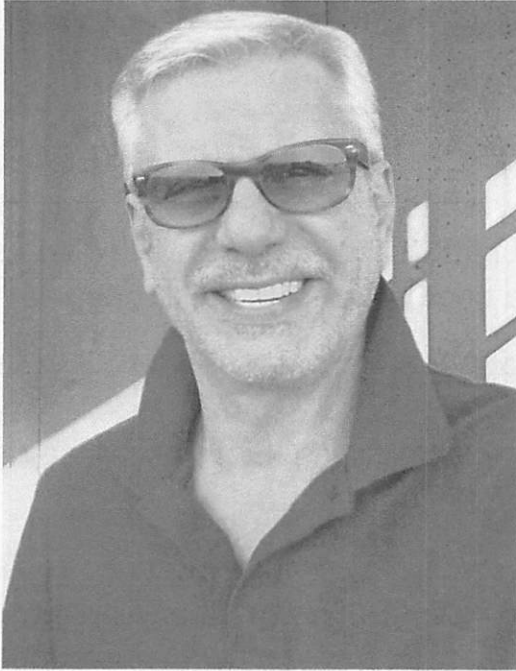
Mi misión en el Board es hacer del 2026 el mejor año para LAS VISTAS.

Cuento con el apoyo y la confianza de ustedes para seguir mejorando y embelleciendo nuestra comunidad.

Sigamos Juntos, para que continuen las mejoras y pongamos a Las Vistas en el siguiente nivel.

Atentamente,

MIGUEL FERRANDO



Dear owners of LAS VISTAS,

My name is Miguel Ferrando, and I address you with enthusiasm and the commitment to nominate my name to continue the pending projects in our community next year.

As you know, in recent years, we have worked tirelessly to improve and beautify our community. I am proud of what we have accomplished together.

The current Board of Directors has demonstrated efficiency and effectiveness in community management, and I remain committed to improving what has been achieved so far, which is no small feat.

With your vote, you will allow me to continue contributing to my knowledge and experience acquired over these years, which are very valuable now that we have a clear direction for our community management.

As I said last year, if something is working as well as the results demonstrate, it is important not to change. The members of the Board must continue working together to maintain stability and continuity in the implementation of projects.

My mission on board is to make 2026 the best year for LAS VISTAS.

I count on your support and trust to continue improving and beautifying our community.

Let's work together to continue the improvements and take Las Vistas to the next level.

Sincerely,

MIGUEL FERRANDO

Professional Experience

Clinical Program Manager-Department of Radiation Oncology August 2015 – Present
University of Miami Miller School of Medicine

Provides administrative support, coordinates the daily functions, projects and activities for the Radiation Oncology Department Clinic. Establishes objectives and timelines; determining priorities, managing time, monitoring progress; problem-solving. Coordinate meetings and educational initiatives; assist with the financial management of the clinical budget, and other activities that support the overall clinical functions of the department. Contribute to business success and profitability in accordance with the philosophy and vision of the department. Assist the department's leadership in the development, implementation and evaluation of quality improvement processes. The person in this position will perform duties under minimal supervision.

Executive Assistant-Department of Radiation Oncology January 2008 – August 2015
University of Miami Miller School of Medicine

- Provide a full range of administrative support and coordination of daily functions, projects, and activities to four physicians including the Director of Radiation Oncology at the
- University of Miami Hospital (UMH/SCCC-West) Manage clinical and academic activity calendar for all physicians, coordinate special projects, meetings.
- Act as liaison between physicians; nurses, patients and visitors, to ensure continued quality
- care for patients. Reviewing e-mails, correspondence, arranging appointments/interviews and
- organizing requests as directed. Manage patient's calls, concerns, scheduling of new patient and follow up appointments as needed, mail/fax medical records.
- Work directly with the Vice Chair in the preparation of the Physicians Coverage Schedule.
- Collaborate with department managers to ensure proper physician coverage at various clinical venues to ensure patient continuity.
- Identify problem areas and make recommendations as needed to the Vice Chairman.
- Coordinate internal meetings, conferences and travel planning including proper
- reimbursement.
- Assist in taking minutes in various departmental committee meetings.
- Prepare credentialing/re-credentialing for
- physicians as needed. Answer a high volume of telephone calls promptly and courteously.

Executive Assistant/Office Manager December 2008 - November 2011
Department of Radiation Oncology

- Provided high-level administrative support to the Vice Chairman and other two other physicians.
- Responsible for organizing committee meetings; recording and transcribing minutes, prepare travel arrangements, organize and manage clinical and academic calendar.
- Assist with the preparation and submission of manuscripts.
- Assist with the drafting of correspondence and conference materials. Serve as liaison between
- physicians, nurses and patients.
- Manage patient's issues, schedule consults and follow up appointments as needed, deal with concerns and difficulties that are encountered on a daily basis with patients.
- Supervised front end staff employees (registration) and five administrative assistants.
- Ensure patient flow; check-in and discharge process were processed accurately and in a timely manner. UChart Master Scheduler for the department, maintaining complete access to all thirteen physician and respective clinics, including but not limited to editing templates and closing and opening of proper slots on a daily basis.

**Senior Secretary / Coordinator II-Department of Radiation Oncology
2009**

August 2002 - December

- Worked directly with the Program Director providing support as needed for all residents and also maintaining daily administrative support to three additional faculty members.
- Responsible for maintaining accurate records for the Residency Program (eight residents), review and submit their time records, maintain accurate training, certificates, accreditations up-to-date, assist with travel arrangements.
- Manage and organize the medical student rotation program.
- Assist the Program Director with the yearly resident application process (ERAS), including downloading; screening each applicant, maintain correspondence and a log of each and every interviewee.
- Assist with the accreditation site visit (ACGME); maintained on-line management system for New Innovations system, tracking all evaluations, duty-hours, rotation schedule, etc..
- Provided administrative support to all four physicians, including managing and maintaining their administrative and clinic schedule.

**Sr. Patient Clinical Assistant-Division of Rheumatology
University of Miami Miller School of Medicine**

August 2000 - August 2002

- Provide administrative and full clinical support to one Associate Professor.
- Responsible for the scheduling of all patients visits.
- Played a vital role in attended twice a week with physician the out-patient clinic.
- Obtained medical records, insurance referrals and authorizations for all patients as needed.
- Called pharmacies with new and refill prescriptions.
- Returned patients calls with test results and recommendations as indicated by physician.
- Track and maintained patient's records; updating patients profile information; daily physician schedule.
- Organize the details for the weekly Journal Club Meeting.

**Executive Administrative Assistant
Therapeutic Alternatives, Inc. - Miami, FL**

October 1996 - July 2000

- Provide Administrative support to the President and Chief Financial Officer.
- Managed a wide variety of functions, including director-level projects.
- Organized internal correspondence to facilitate effective communication between offices to ensure proper administrative functioning, including greeting visitors, scheduling meetings, medical representatives, as well as physicians.
- Maintained policies and procedures manual current; personnel files current, overseeing employees payroll time records; responsible for staff performance evaluations; coordinating new employees orientation and benefits; maintaining all physicians and licensed staff credentials records current; responsible for ordering and distributing office supplies.
- Scheduled meetings for upper management and provide support to department supervisors as needed. Company closed in July 2000.

**Administrative Secretary
Steel Hector & Davis - Miami, FL**

January 1988 - October 1996

- Provide administrative support to the Recruiting Director.
- Duties included but not limited to setting up in-house candidate interviews for 4th year law students from various schools; arranging on-campus interviews with students and attorneys; preparing interview materials; maintaining candidate's database up-to-date.
- Arranging several departmental receptions; arranging summer law clerk programs to include training; and mentoring.
- Organized and coordinated the annual retreat for approximately 400 guests,
- Track and maintained the director's calendar.



WILLIAM MENDIETA
Para Miembro de la Junta - Las Vistas at Doral

Soy propietario en Las Vistas at Doral desde hace más de 17 años y, como muchos de ustedes, he sido testigo de cómo nuestra comunidad ha ido perdiendo transparencia, planificación y el respeto que los propietarios merecemos.

Durante demasiado tiempo hemos tenido que enfrentar falta de información, respuestas evasivas e incluso actitudes intimidatorias por simplemente ejercer nuestro derecho a preguntar o a opinar. **Esto debe cambiar.**

Me presento como candidato a la Junta con el compromiso firme de trabajar por una administración honesta, participativa y profesional, donde cada decisión y cada dólar estén al servicio de la comunidad.

Con mi experiencia en logística internacional, control operativo y manejo de presupuestos, sé lo que significa optimizar recursos, planificar a largo plazo y cumplir con normas estrictas. Esas mismas capacidades quiero aplicarlas en beneficio de Las Vistas.

Mis compromisos son claros:

- Transparencia total en el manejo financiero y en cada contrato aprobado.
- Cumplir rigurosamente con la ley de condominios, especialmente en lo que respecta a los fondos de reserva, asegurando una planificación responsable y evitando los aumentos anuales que hoy afectan a todos los propietarios.
- Revisar cada gasto y cada centavo, buscando eficiencia sin comprometer la calidad de los servicios.
- Impulsar talleres y reuniones abiertas con residentes e inversionistas para escuchar, informar y construir soluciones juntos.
- Desarrollar un plan serio de mantenimiento y repavimentación que mejore la seguridad, el valor y la apariencia de nuestra comunidad.
- Fomentar un clima de respeto y diálogo, donde nadie tema participar ni expresar su opinión.

Les pido su voto de confianza para que juntos hagamos posible este cambio que tanto necesita Las Vistas. Un voto por mí es un voto por una administración transparente, planificada y al servicio de los propietarios.



WILLIAM MENDIETA
for Board Member - Las Vistas at Doral

I've been a proud homeowner at Las Vistas at Doral for over 17 years, and like many of you — residents and investors alike — I've witnessed how transparency, planning, and respect for homeowners have gradually faded from our community.

For too long, we've faced a lack of clear information, evasive answers, and even intimidation simply for asking questions or expressing concerns. **That must change.**

I'm running for the Board because I believe it's time to restore trust, transparency, and professionalism in how our association is managed — where every decision and every dollar truly serve the community.

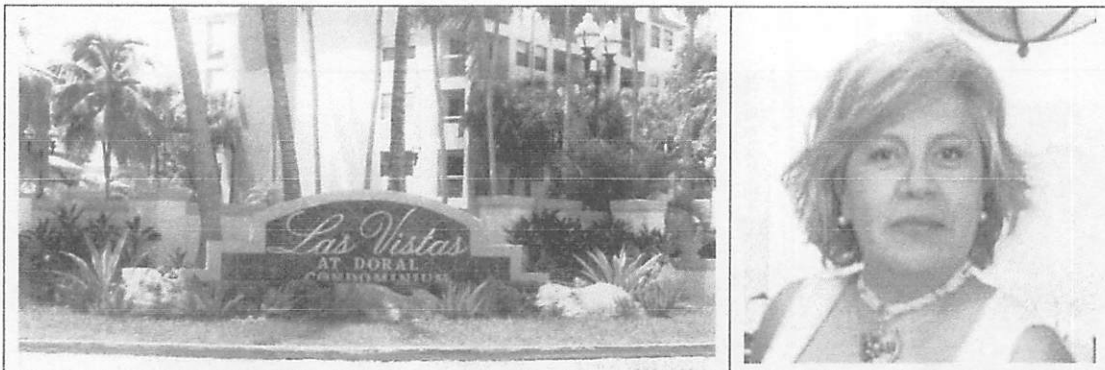
With my background in international logistics, operations management, and cost control, I understand how to plan responsibly, manage budgets efficiently, and comply with regulations. I want to apply that same discipline to our association.

My key commitments are:

- Full transparency in financial decisions and all approved contracts.
- Strict compliance with Florida condominium laws, especially regarding reserve funds, ensuring proper planning and avoiding the annual fee increases that currently burden homeowners.
- Careful review of every expense, maximizing efficiency without sacrificing quality.
- Workshops and open meetings with residents and investors to identify issues and build solutions together.
- A serious plan for street repaving and ongoing maintenance to increase safety, curb appeal, and property value.
- A respectful, open environment, where every resident can speak freely without fear or retaliation.

I ask for your vote and your trust to make this change a reality.

A vote for me is a vote for a transparent, law-compliant, and well-planned administration that truly serves all homeowners.



Estimados propietarios:

Mi nombre es **Liz Odisho**, residente de nuestra comunidad. Actualmente como Vicepresidente de la junta reemplazo al presidente en sus ausencias, medio en los desacuerdos que se presentan en junta, mantengo el flujo de negocios en movimiento de manera eficiente en colaboración con todo el personal de la administración, y ejerzo la autoridad necesaria sobre las reglas, regulaciones y documentos rectores para el buen orden requerido en nuestra comunidad.

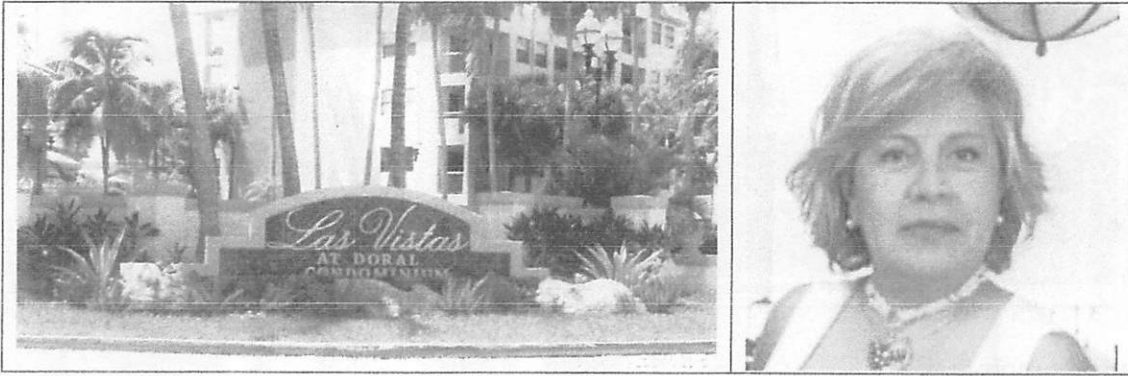
Mi experiencia como administrador de empresas con énfasis en gestión, y propietario de negocios durante casi 35 años me ha dado el conocimiento y la experiencia para servir como líder a nuestra comunidad, buscando la eficiencia, la innovación y la toma de decisiones para resolver problemas.

Al trabajar como Capellán y Pastor, me brinda la capacidad de promover el desarrollo social a través del fortalecimiento de las familias que viven en esta comunidad, mejorando la calidad de vida y la ética. Por ejemplo, durante la pandemia sin ser parte de la Junta, pero con su ayuda el banco de alimentos donó alimentos y comestibles a 200 familias de nuestra comunidad que estaban necesitadas debido a los tiempos difíciles. **Seguimos comprometidos con las necesidades de nuestra comunidad. Ustedes son testigos de la transformación que se ha logrado y que continuaremos ejecutando.**

Como residente desde hace más 15 años y conociendo las necesidades de orden en esta comunidad, decidí participar en las elecciones hace cuatro años y pude unir esfuerzos con los actuales miembros de la junta y empleados de la administración para continuar mejorando y manteniendo nuestra comunidad dentro de altos estándares morales, éticos, financieros y administrativos, que nos permiten avanzar día a día en desarrollar un eficaz servicio a los residentes, mejorar el área de seguridad así como el mantenimiento de todas las áreas comunes.

Hoy puedo comentarles, para la tranquilidad de todos los residentes y propietarios, lo prometido ha sido ejecutado; hoy ya contamos con la recertificación de los 40 años, la inspección estructural y eléctrica requerido por las autoridades para todos los edificios del condominio así como el estudio obligatorio de las reservas SIRS. Todos disponibles en nuestro sitio web <https://www.vistasatdoral.com/sirs-and-40-year-mi-and-recertifications>

Seguiremos mejorando día a día con la ayuda y con el compromiso de todos. **Agradezco la confianza que me han depositado y doy a gracias a Dios** por la oportunidad que me ha dado en poderles servir y seguir sirviéndoles desinteresadamente.



Dear Owners,

My name is **Liz Odisho**, a resident of our community. Currently as Vice President of the board I replace the president in his absences, mediate the disagreements that arise at the meetings, keep the flow of business moving efficiently in collaboration with all the management staff, and I exercise the necessary authority over the rules, regulations and governing documents for the good order required in our community.

My experience as a business administrator with an emphasis on management, and business ownership for nearly 35 years has given me the knowledge and experience to serve as a leader to our community, seeking efficiency, innovation, and decision-making to solve problems.

By working as a Chaplain and Pastor, it gives me the ability to promote social development through the strengthening of the families living in this community, improving the quality of life and ethics. For example, during the pandemic without being part of the Board, but with your help the food bank donated food and groceries to 200 families in our community who were in need due to difficult times. ***We remain committed to the needs of our community, You are witnesses to the transformation that has been achieved and that we will continue to carry out.***

As a resident for more than 15 years and knowing the needs of order in this community, I decided to participate in the elections four years ago and was able to join forces with the current board members and employees of the administration to continue improving and maintaining our community within high moral, ethical, financial and administrative standards which allow us to advance day by day in developing an effective service to residents, improving the security area as well as the maintenance of all common areas.

Today, I can tell you, for the peace of mind of all residents and owners, we already have the recertification of the 40 years, the structural and electrical inspections and SIRS reserves study required by the authorities for all buildings of our condominium and they are available to everyone on our website <https://www.vistasatdoral.com/sirs-and-40-year-mi-and-recertifications>.

We will continue to improve day by day with the help and commitment of everyone. *I am grateful for the trust you have placed in me, and I thank God* for the opportunity he has given me to be able to serve and continue to serve you selflessly.

RESUME OF JAVIER G PEDROZA

8245 Lake Drive Apt 402
Doral, Florida 33166

PERSONAL DATA:

Date of Birth : February 13, 1955
Married : Nidia Tobar Losada
Race : Hispanic

EMPLOYMENT HISTORY:

2022 Simulator-Flight Instructor PARAMOUNT SERVICE
2000-2020 Aerosucre Cargo, Bogotá Colombia, 737-200 Pilot & Instructor Pilot
1976–1999 Colombian Air Force Officer

ADMINISTRATIVE EXPERIENCE:

COMBAT SQUADRON COMMANDER
MAINTENANCE SQUADRON COMMANDER
COMMANDER OF THE AIR GROUP COLOMBIAN AIR FORCE
CHIEF PILOT AEROSUCRE S.A.
TRAINING COMMANDER AEROSUCRE S.A.

CERTIFICATIONS:

Airline Transport Pilot: Airplane Multi-Engine Land, Commercial Privileges.
Colonel Colombian Air Force
Command and control course

CERTIFICATIONS ICAO:

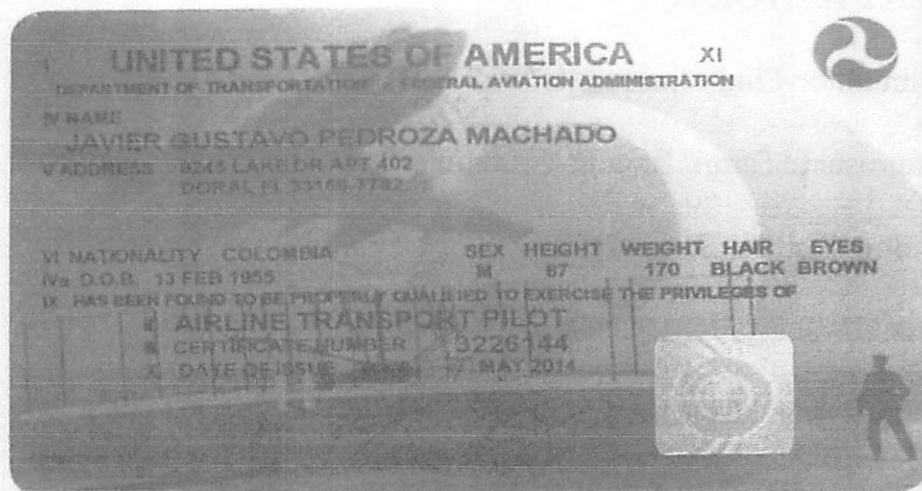
Type Ratings: B-737;B-707; Hercules C-130; DC6; DC4; DC-3; Beach C90; Commander
980/1000; others; Ground School Instructor And Flight Instructor License

PILOT BASIC TRAINING : 1979 Colombian Air Force Academy- Cali Colombia

Additional Professional Training:

- ▣ Lt. Colonel Colombian Air Force
- ▣ Air Command and Staff College 1996

LANGUAGES : Oral and written Spanish and English



JUAN CARLOS VEGA

4209 SW 164TH CT, Miami FL 33185

vegachjc@gmail.com

(786) 675-0276

PROFESSIONAL SUMMARY

Detail-oriented banking and compliance professional with over 7 years of experience in AML compliance, client onboarding, and risk evaluation for international and domestic clients.

Proven

expertise in KYC/AML, legal documentation review, and regulatory compliance. Strong analytical, communication, and investigative skills with hands-on experience using AML tools and platforms.

EXPERIENCE

Sr. Onboarding Analyst

Banco Santander International - Jan 2024-Present

- Analyze legal documentation for global entities (Offshore, NGOs, Trusts, Funds, etc.) for compliance with onboarding regulations.
- Determine legal structure, bearer shares, and authorized representatives for account opening.
- Conduct adverse media and PEP screenings via RDC, WorkFusion, World-Check, and internal systems.

International & Domestic Onboarding Liaison - BSA Department

Amerant Bank - Jun 2021-Jan 2024

- Led onboarding and compliance evaluation for high-risk and international entities.
- Reviewed KYC, source of funds, and client profiles ensuring adherence to CIP and AML regulations.
- Drafted Adverse Media and PEP memos for executive approval.
- Assessed beneficial ownership (10%+) and verified entity structures.
- Oversaw periodic KYC updates and led the bank's high-risk project reviews.

Banking Specialist II

Amerant Bank - Nov 2019-May 2021

- Processed equipment loans and ensured adherence to risk policies.
- Performed KYC/KYA reviews, opened accounts, and issued debit cards.
- Ensured compliance with BSA, OFAC, and USA PATRIOT Act standards.

- Monitored past due loans and reported portfolio risks to management.

Head Teller / Teller II / Teller I

Amerant Bank - Jan 2018-Nov 2019

- Managed teller operations, ATM maintenance, and vault custody.
- Balanced daily transactions and resolved discrepancies.
- Monitored compliance with BSA/AML policies.
- Conducted daily reviews of overdrafts and significant balance changes.

EDUCATION

- Master in Juridic Science - Santa Maria University, 1995
- Commerce Law Specialist - Santa Maria University, 1993
- Law Degree - Santa Maria University, 1991
- Advanced Program in Marketing & Business - Metropolitana University, 2006
- Italian Language Program - Embassy of Italy, 2004
- Human Resources Course - Miami Dade College, 2017
- Tax Certification - Miami Dade College, 2017
- AMLCA Certification - FIU/FIBA, 2022

SKILLS

AML Systems: RDC, WorkFusion, World-Check, Appian

Compliance: KYC/KYA, CIP, OFAC, PEP Screening

Tools: Salesforce, Fiserv, CFM, Applink, Microsoft Office Suite

Languages: Spanish (native), Italian (basic)

Soft Skills: Analytical Thinking, Teamwork, Time Management, Report Writing

Nestor Velasquez



Dear Residents and Homeowners,

I am pleased to present my candidacy to continue serving on the Board of Directors, which I have had the honor of chairing since 2017.

Over the past seven years, we have achieved significant progress in many areas of our community. Among our most notable accomplishments are:

- Implementation of the **in-house administration system**, which I personally promoted and which continues to provide excellent service while generating **approximately \$200,000 in annual savings**.
- **Complete replacement of all 25 elevators** in the community.
- **Comprehensive repair of all building roofs**.
- **Upgrade of electrical installations** to comply with the City of Doral codes.
- **Restoration of facades and balconies** requiring structural maintenance.

Thanks to responsible financial management and the dedicated work of the Board, **all these projects were completed without the need for any special assessments**. As a result, **Las Vistas at Doral became the first community in the city to obtain the 40-Year Building Certification**.

Looking ahead, my goal is to continue strengthening our community by:

- Improving **communication** between management, the Board, and residents to make administrative processes more efficient and resident-focused.
- Enhancing **community security**, working toward a completely gated environment.
- Installing **electronic access controls** for the gym, pools, and pedestrian entrances.
- Completing the **beautification of floors and corridors** in all buildings.
- Continuing the **maintenance and improvement** of pools, green areas, and recreational spaces.
- Continuing the "french canal" project to improve rainwater drainage

As the **founder and owner of Janus Ltda. (Colombia)** and **Smart Computer Technologies Inc. (Miami, FL)**, I have been able to bring strong business insight and values to the Board. From an early age, I have worked in the technology sector, leading both companies to growth and recognition in Miami and across Latin America.

I am Colombian and I hold a **degree in Economics from Universidad de los Andes**, with a concentration in **Business Administration and Project Management and Evaluation**.

I remain fully committed to continuing to serve Las Vistas with the same energy, dedication, and transparency that have guided my work thus far.

Let's continue building the future of Las Vistas together!

Nestor Velasquez



Apreciados residentes y propietarios:

Reciban un cordial saludo. Me permito presentar mi candidatura para continuar sirviendo en la Junta Directiva, la cual he tenido el honor de presidir desde el año 2017.

Durante los últimos siete años hemos logrado importantes avances en múltiples áreas de nuestra comunidad. Entre los principales logros alcanzados se destacan:

- ✓ Implementación del sistema de administración **"in-house"**, el cual impulsé personalmente y que hoy continúa brindando un excelente servicio, generando **ahorros aproximados de \$200,000 anuales**.
- ✓ **Reemplazo de los 25 ascensores** de la comunidad.
- ✓ **Reparación integral de todos los techos**.
- ✓ **Actualización de las instalaciones eléctricas** conforme al código de la Ciudad de Doral.
- ✓ **Restauración de fachadas y balcones** que requerían mantenimiento estructural.
- ✓ Gracias a una gestión financiera responsable y al esfuerzo conjunto de la Junta, **todos estos proyectos se realizaron sin necesidad de imponer cuotas extraordinarias**. Como resultado, **Las Vistas at Doral fue la primera comunidad de la ciudad en obtener la Certificación de Inspección de 40 años**.

Mirando hacia adelante, mi objetivo es seguir fortaleciendo nuestra comunidad mediante:

- ✓ Mejorar la **comunicación** entre la administración, la Junta Directiva y los residentes, para hacer los procesos más eficientes y centrados en sus necesidades.
- ✓ Incrementar la **seguridad**, buscando que la comunidad esté completamente cerrada y protegida.
- ✓ Implementar **controles electrónicos de acceso** al gimnasio, las piscinas y los accesos peatonales.
- ✓ Finalizar el **embellecimiento de los pisos y corredores** de todos los edificios.
- ✓ Mantener el **cuidado y mejora continua** de las piscinas, áreas verdes y zonas de recreación.
- ✓ Continuar el **proyecto de "french canals"** para mejorar el drenaje de agua lluvia

Mi trayectoria como **fundador y propietario de Janus Ltda. (Colombia) y Smart Computer Technologies Inc. (Miami, FL)** me ha permitido aportar una visión empresarial sólida a la Junta. Desde muy joven he trabajado en el sector tecnológico, liderando el crecimiento y posicionamiento de ambas compañías en Miami y Latinoamérica.

Soy Colombiano y Economista de la Universidad de los Andes, con énfasis en Administración de Empresas y Gestión y Evaluación de Proyectos.

Seguiré trabajando con la misma energía, compromiso y transparencia que me han caracterizado, siempre enfocado en el bienestar de todos los residentes.

¡Continuemos juntos construyendo el futuro de Las Vistas!