



Lexsa Property Management, LLC.

7975 NW 154th Street Suite # 370, Miami Lakes, FL 33016

Ph.: 786-409-5686 - Ph: 786-409-5931

2/5/26

**Re: Las Brisas Townhomes Apartments Condominiums IV Association, Inc.
Annual Meeting/Elections – Wednesday, February 18, 2026, at 6:00 P.M.
Via Zoom (See link below).**

SECOND NOTICE OF ANNUAL MEETING/BOARD ELECTION

To all Members:

Notice is given in accordance with Section 718.112, Florida Statutes, and the Association's By-Laws that an Annual Meeting for the adoption of the new annual budget along with the election for the Board of Directors (Annual & Election Meeting) will be held on **Wednesday, February 18, 2026, at 6:00PM, via Zoom** at the management office.

There were two (2) available seats on the Board of Directors for election. Please be advised that an election will not be necessary as there were no (0) unit owners who proposed becoming Director on the Association's Board of Directors. Thus, in these circumstances the candidate is seated by acclamation at the adjournment of the Meeting in accordance with Florida law which, in pertinent part, states, "if the number of board members whose terms expire at the annual meeting equals or exceeds the number of candidates, the candidates become members of the board effective upon the adjournment of the annual meeting.

Therefore, the following individual shall make up the 2026-2027 Board of Directors for the Association and shall be seated by acclamation at the Association's Annual Meeting scheduled for Wednesday, February 18, 2026, at 6:00 PM to be held via Zoom.

- ***Angel Fontan***

The organization of the 2026-2027 Board of Directors will occur immediately following the Annual Meeting at the Board of Directors' First Meeting for the 2026-2027 term. In other words, the newly installed Board of Directors needs to select, among themselves, which of its directors are also going to serve as officers, President, Vice-President, Secretary and Treasurer. A Board of Directors Meeting Agenda to this effect is also enclosed.

We look forward to seeing you at the meeting.

Very truly yours,
Lexsa Property Management, LLC,
on behalf of Las Brisas Townhomes Apartments Condominiums IV. Association.

Location:

E-mail: Vicentelpm@outlook.com/Legna@lexsapropertymgt.com



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Join Zoom Meeting

<https://us06web.zoom.us/j/83646084511?pwd=L7ZmukQXamR0ue1KZ3JwbnYpO7U7N0.1>

Meeting ID: 836 4608 4511

Passcode:236897

7975 NW 154th St., Suite 370
Miami Lakes, FL 33016

Las Brisas Townhomes Condominiums Apartments Association, Inc.
Annual Election & Budget Meeting Agenda

Date: February 18, 2026

Time: 6:00 p.m.

Location: Zoom

1. Call to Order
2. Roll Call / Establishment of Quorum
3. Annual Election Meeting
 - a. Appointment of Election
 - b. Announcement of Candidate
4. Budget Meeting
 - a. Presentation of Proposed 2026 Budget
 - b. Board Questions & Discussion
 - c. Motion to Approve 2026 Budget
5. New Business
6. Owner Comments (Agenda Items Only)
7. Adjournment



Las Brisas Townhouse | Las Brisas IV
Townhouse Condominium - Association level
| FY2026

Prepared By: Lexsa Property Management
LLC
7975 Northwest 154th Street
Suite 370
Miami Lakes, FL 33016

As of 2/6/2026

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Income													
Association Fee Income	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	\$167,344.25
Total for Income	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	13,528.69	\$167,344.25
Expenses													
Accounting/ CPA Audit	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	\$450.00
Annual Corp Filing	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	\$61.25
Asphalt Repairs	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Associatic Registration	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	\$100.00
Bank Fees	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	\$100.00
DBPR Fees	17.33	17.33	17.33	17.33	17.33	17.33	17.33	17.33	17.33	17.33	17.33	17.33	\$208.00
Electric Panel	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
FPL	106.67	106.67	106.67	106.67	106.67	106.67	106.67	106.67	106.67	106.67	106.67	106.67	\$1,280.00
Gate Repair	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
General Maintenance/Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Insurance Expense	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	10,570.42	\$126,845.00
Landscaping	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
Management Fees	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$18,000.00
Parking Authority	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
Plumbing Repair	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
Postage Delivery & Printing	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
Roof Maintenance & Repair	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
Total for Expenses	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	13,328.69	\$159,944.25
Net Operating Income	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Income	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00

Las Brisas Townhomes budget 2026

Budget Breakdown

- **Operating Budget:** \$159,944.25
- **Reserve Funding (10%):** \$15,994.43

New Monthly Association Fees (Effective 2026)

- **2-Bedroom Townhomes:** \$282.45
- **3-Bedroom Townhomes:** \$292.45

These adjustments ensure the Association can continue to meet its financial obligations while maintaining the property and planning responsibly for future repairs and replacements.