

ADDENDUM No. 1
CITY OF DORAL FAÇADE IMPROVEMENT GRANT AGREEMENT

The City of Doral and Doral Estates Homeowners Association for good consideration, agree to amend the Façade Improvement Grant Agreement dated July 1, 2024, as follows:

1. Section II (F) of the agreement shall be amended to read as follows:

Recipient agrees that all exterior property Improvements as set forth in Exhibit "B" shall be completed by September 1, 2025 (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and

2. The Parties agree that this Addendum modifies the Agreement between the parties dated July 1, 2024 and is incorporated herein by this reference. All other terms and conditions of the Agreement, except as herein modified, shall remain unchanged and remain in full force and effect.

3. This Addendum may be executed in one or more counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Addendum to the Façade Improvement Grant Agreement dated July 1, 2024, between the City of Doral and Doral Estates Homeowners Association.

Attest:

CITY OF DORAL



Connie Diaz, City Clerk

By: _____



Date: _____

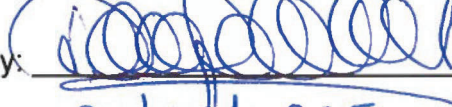
Approved As To Form and Legal Sufficiency for the Use
And Reliance of the City of Doral Only:



Lorenzo Cobiella
Gastesi, Lopez, Mestre & Cobiella, PLLC
City Attorney

Doral Estates Homeowners Association

By: _____



Date: _____

05/30/2025

DELIA G. ARCELOS, CAM

CITY OF DORAL

FACADE IMPROVEMENT GRANT AGREEMENT

THIS AGREEMENT is made and entered into this **1st day of July, 2024** ("Effective Date") by and between the **City of Doral, Florida**, ("City") and **Doral Estates Homeowners Association Inc**, owner of a property located at **9401 NW 41st Street, Doral, FL 33178** whose Federal I.D. No. is **59-2112599** ("Recipient").

RECITALS

WHEREAS, the City is desirous of encouraging activities which contribute to the enhancement of redevelopment activities within the City; and

WHEREAS, the Doral Façade Improvement Grant Program ("Program") provides financial assistance to businesses, homeowner associations and property owners in the City in order to stimulate private sector investment, beautification, economic growth and job creation in the City by improving the appearance of the buildings within City boundaries; and

WHEREAS, the Program will provide financial assistance by contributing up to 50% of the costs of approved improvements, in an amount not to exceed \$10,000 per project, associated with façade and beautification projects for properties throughout the City limits; and

WHEREAS, pursuant to the Program, **Delia Arcelus**, as a duly authorized representative of Recipient, applied for a Grant to assist the Recipient in making exterior property improvements to the property located at **9401 NW 41st Street, Doral, FL 33178**; and

WHEREAS, after reviewing the application submitted by Recipient, the City has found and determined that it would be beneficial to its economic development and beautification efforts to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

I) CITY Obligations and Responsibilities:

- (A) Upon Recipient completing construction of the comprehensive exterior improvements more particularly described in Exhibit "B" (the "Project"), provided the same are deemed acceptable to the City Manager and upon receipt of all documentation relating to the project's improvement costs, the City shall reimburse Recipient for 50% of the construction cost up to a maximum grant of **\$10,000.00**. In the event that Recipient fails to complete the Project by the Completion Date, as the term is defined in subsection II(F), the City shall not be liable for reimbursement for any construction costs unless the City Manager agrees in writing.
- (B) The City shall not be liable for payments for work beyond the scope of the City authorized improvements, nor shall the City be liable for improvements which are made after the Project is completed, or after the City has authorized reimbursement to the Recipient.

- (C) The City shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties retained by Recipient or associated with the Project. Payments to any of the Recipient's contractors, architects or other parties are the sole responsibility of the Recipient.

II) Recipient Obligations and Responsibilities:

- (A) Recipient acknowledges and agrees that the payment of grant funds by the City shall be paid solely on a reimbursement basis and shall only be for 50% of the construction cost of the Project, up to a maximum grant amount of **\$10,000.00**; and
- (B) Recipient acknowledges and agrees that the grant funds will be limited to reimbursements for the specific Project approved by the City on the property located at, **9401 NW 41st Street, Doral, FL 33178**, as more particularly set forth in Exhibit "B"; and
- (C) Recipient represents and warrants that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (letter of consent/authorization is attached hereto as Exhibit "A") and as such it is authorized to contract for exterior property improvements; and
- (D) If not already provided to the City, the Recipient shall provide to the City a final design sketch of the exterior property improvements along with the selected contractor's bid for the improvements; and
- (E) In addition to the bid provided in II(D), above, Recipient shall be required to provide at least two additional comparable estimates by licensed contractors. All general exterior property improvements for the Project shall be consistent with all applicable Federal, State and City of Doral codes and design regulations; and
- (F) Recipient agrees that the Project, as set forth in Exhibit "B," shall be completed by **July 1st, 2025** (the "Completion Date") and no grant fund reimbursement payments shall be made prior to successful completion as determined by the City; and
- (G) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (H) Recipient shall maintain books, records, and documents and adequate internal controls concerning the Project, to sufficiently and properly reflect all expenditures of funds that will be subject to reimbursement by the City under this Agreement; and
- (I) Recipient shall make all books pertaining to the business and Project available to the City for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (J) The Recipient shall submit to the City not more than sixty (60) days after the Project is completed, all supporting documentation to verify the expenditures for which it seeks reimbursement, including but not limited to paid receipts, two color photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the Project. The sufficiency of the documentation for verification of expenditures is at the City's sole discretion and determination. The

Recipient shall not be provided reimbursement for work performed that is not adequately documented as having been complete and paid; and

- (K) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the City as an additional insured; and shall provide that the City will receive notice of any cancellation or change in coverage. Recipient shall furnish City with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the City.

(III) Representations

As a material consideration in granting the funds which are the subject of this agreement, the City has relied upon the following representations of the Recipient:

- (A) Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
- (B) To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, moral turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.
- (C) The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
- (D) The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

(IV) Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to complete the Project within one (1) year from the Effective Date of this Agreement, City reserves the right to terminate this Agreement upon twenty-four (24) hours' notice to Recipient.

(V) Designated Representatives

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

AS TO AGENCY: **City Manager**
City of Doral, FL
8401 NW 53rd Terrace
Doral, FL 33166

WITH A COPY TO: **City Attorney**
City of Doral, FL
8401 NW 53rd Terrace
Doral, FL 33166

AS TO RECIPIENT: **Doral Estates Homeowners Association Inc**
7910 NW 25TH Street
Doral, FL 33122

WITH A COPY TO: _____

(VI) Additional Terms and Conditions

- (A) Limitation of Liability, Indemnification and Hold Harmless. Recipient acknowledges that the City is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, to the fullest extent permitted by law, Recipient shall indemnify and hold harmless the City, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Recipient and persons employed or utilized by the Recipient in the performance of this Agreement or in relation to the Project. This indemnification shall survive the term of this Agreement.
- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the City and the Recipient as an agent, representative or employee of the City for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.
- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the City, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:
- Doral Estates Homeowners Association Inc, 9401 NW 41st Street, Doral, FL 33178**
- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Miami-Dade County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the City may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this Agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the City shall not be liable to any

contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).

- (H) As a condition of receiving funds under this Agreement, Recipient must agree to keep the façade improvements or Project well maintained, and to refrain from substantial modification of same, for a period of one (1) year. Removal, substantial alteration, or failure to maintain the façade improvements or Project with the specified time frame shall be cause for the City to demand reimbursement of granted funds. Upon demand from the City, the Recipient's failure to repair and/or replace the improvements or to reimburse the granted funds may cause the City to place a lien on the property for the amount of granted funds and administrative fees. The Recipient further agrees to execute, as a condition to this Agreement, a covenant or other instrument in a form prescribed by the City which will be recorded in the Public Records as an encumbrance upon the property for one (1) year from the Project Completion Date.

(VI) Public Records Law.

The Recipient shall comply with all applicable requirements contained in the Florida Public Records Law (Chapter 119, Florida Statutes), including but not limited to any applicable provisions in Section 119.0701, Florida Statutes. To the extent that the Recipient and this Agreement are subject to the requirements in Section 119.0701, Florida Statutes, the Recipient shall: (a) keep and maintain public records required by the City to perform the services provided hereunder; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow public records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Recipient does not transfer the records to the City; and (d) upon completion of the Agreement, transfer, at no cost, to the City all public records in the possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Recipient transfers all public records to the City upon completion of the Agreement, the Recipient shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Recipient keeps and maintains public records upon completion of the Agreement, the Recipient shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City. If the Recipient fails to comply with the requirements in this Section, the City may enforce these provisions in accordance with the terms of this Agreement. If the Recipient fails to provide the public records to the City within a reasonable time, it may be subject to penalties under Section 119.10, Florida Statutes.

IF THE RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE RECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT 305-593-6730, CITYCLERK@CITYOFDORAL.COM, 8401 NW 53RD TERRACE, DORAL, FLORIDA 33166.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates under each signature. The City, signing by and through its City Manager, attested to by its City Clerk, duly authorized to execute same; and by Recipient by and through its authorized representative, who has been duly authorized to execute same.

ATTEST:

DORAL, FLORIDA



CONNIE DIAZ, CMC
CITY CLERK



REY VALDES
CITY MANAGER

Approved as to Form and Legality for
the Use and Reliance of the City of Doral,
Florida, only.



GASTESI, LOPEZ & MESTRE, PLLC
CITY ATTORNEY

AS TO RECIPIENT

ATTEST:


CORPORATE SECRETARY

MARCOS GOUFARI
PRESIDENT

By: _____



Signature

Print Name: DELIA G. ARCELUS

Title: C A M

Facade Improvement Grant Application



Submitted on	9 May 2024, 7:04PM
Receipt number	12
Related form version	7

Grant Overview

Grant Overview Acknowledgement	I acknowledge and accept the terms of the grant program
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Organization Information

Organization Name	DORAL ESTATES HOMEOWNERS ASSOCIATION, INC
Federal Employer ID Number (FEIN) number	59-2112599
Florida Corporation Number	749026
Year of Incorporation	09/21/1979
Organization Address	9401 NW 41st Doral FL 33178 No coordinates found

Document Upload

State of Florida Certificate of Incorporation	Articles of Incorporation.pdf
City of Doral Certificate of Use (not required for HOAs or Property Owners)	
City of Doral Local Business Tax Receipt (BTR), or Proof of Non-Profit Status	Not for profit corporation annual report.pdf
Signed proof of consent letter from property owner or HOA	Proof of Consent Letter.pdf
Estimate #1 from Licensed Contractor for proposed property improvements	PH-LUSH LIFE.pdf
Estimate #2 from Licensed Contractor for proposed property improvements	LED-TOTAL GARDEN.pdf
Estimate #3 from Licensed Contractor for proposed property improvements	EMS-MY LAWN.pdf
Picture(s) of current facade	Current facade.pdf

Conceptual rendering of proposed improvements	Conceptual Rendering of Proposed improvements.pdf
Upload Florida Statutes on Public Entity Crimes Affidavit here	Affidavit.pdf

Indemnity and Hold Harmless Agreement

Indemnity and Hold Harmless Agreement Acknowledgment	I acknowledge and accept the terms of the Indemnity and Hold Harmless Agreement
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Improvement Project Checklist

Proposed improvements	Lighting Landscaping
Project Narrative	Doral Estates is currently undergoing a complete renovation and revitalization of our Community Entrance. This landscaping and lighting project will complement and enhance the ongoing refurbishing efforts. The design concept revolves around integrating natural elements with modern lighting technology to evoke a sense of harmony and sophistication. Lush greenery, vibrant flowers, and strategically placed trees will not only enhance the visual appeal but also contribute to a welcoming ambiance. In tandem, carefully curated lighting fixtures will accentuate architectural features and highlight key focal points, adding depth and dimension to the entrance area.
Are the improvements proposed for grant funding part of a larger renovation?	Yes, implementing landscaping and lighting elements will complement the ongoing refurbishing of the Doral Estates Community Entrance and will create an inviting and aesthetically pleasing gateway that encapsulates the essence of our community spirit. As individuals pass through the entrance, they will be greeted by a harmonious blend of natural beauty and modern elegance, leaving a lasting impression of sophistication and charm.
How will the improvements beautify the surrounding community?	The Doral Estates entrance fronts Doral Blvd and is adjacent to the Trump National Doral Golf Club. The ongoing renovation project will significantly enhance the beauty of the surrounding area in one of the main thoroughfares of the City of Doral and will contribute to foster a sense of pride and identity. The lush greenery, vibrant flowers, and thoughtfully designed lighting fixtures will serve as a captivating introduction to both residents and visitors alike.
Total proposed project cost	Estimated cost of grant funded project will be \$150,000.00. Estimated overall larger project amount will be \$1,200,000.00
Total Facade Improvement Grant amount requested	\$10,000.00
Proposed project date	07/10/2024

Project Budget Form

Fill Form Online

Item 1	Description
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Landscaping

\$ Dollar Amount
75000.00

Item 2

Description
Landscaping Lighting

\$ Dollar Amount
75000

Upload Project Budget Form

Authorized Signer Information

First Name	Delia
Last Name	Arcelus
Job Title	Community Association Manager
Telephone	7863448061
Email	hoa@doralmanagement.com

Authorized Signer



[Uploaded signature image: Signature_page-0001.jpg](#)

AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF DORAL ESTATES HOMEOWNERS ASSOCIATION, INC.

In order to form a corporation under and in accordance with the provisions and the laws of the State of Florida for the formation of a corporation not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purposes and the powers hereinafter mentioned; to that end we do, by these Articles of Incorporation, set forth the following:

ARTICLE I

NAME: The name of this corporation shall be

DORAL ESTATES HOMEOWNERS ASSOCIATION, INC.

herein referred to as the "Association", whose business will be conducted at Doral Estates subdivision, Dade County, Florida.

ARTICLE II

PURPOSES: The general nature, objects and purposes of this Association are to administer, operate and enforce the provisions of the Declaration of Covenants and Restrictions for Doral Estates and to own certain parcels of real property described in said instrument.

ARTICLE III

ADDRESS: The street address of the registered office of this corporation within the State of Florida will be: 4400 N.W. 87th Avenue, Miami, Florida 33166 or such other place as the Board of Directors of the Association may from time to time choose.

4933 NW 87th Ave
PL

ARTICLE IV

TERM: The term for which this corporation is to exist shall be perpetual.

ARTICLE V

DEFINITIONS:

1. KASKEL means THE ANCILLARY CO-EXECUTORS OF THE ESTATE OF ALFRED L. KASKEL, DECEASED, their successors and assigns, who shall in some instances hereafter be referred to as "DEVELOPER."

AND/OR CAROL MANAGEMENT CORP (CMC)

2. ARTICLES means this document.

3. ASSOCIATION means DORAL ESTATES HOMEOWNERS ASSOCIATION, INC.

4. BY-LAWS means the By-Laws of the Association.

5. DORAL ESTATES means the real property being developed by KASKEL into 88 single-family residential lots and Tracts A and E and the non-exclusive easement designated as Tract D, all being reflected on the Plat of DORAL ESTATES according to the Plat thereof, recorded in Plat Book 113, Page 79 of the Public Records of Dade County, Florida.

6. RESIDENTIAL PARCEL refers to the single-family residential lots which shall be subject to private ownership in DORAL ESTATES.

7. ROADS OF DORAL ESTATES means the ingress and egress private roads of DORAL ESTATES which are also subject to perpetual unrestricted Utility Easement and Easement for Governmental Services.

8. DECLARATION means Declaration of Covenants, Reservations and Restrictions filed by KASKEL pertaining to the property known as DORAL ESTATES.

9. EASEMENT means the "non-exclusive ingress and egress easement" to 41st Street, which is Tract "D" on the recorded plat of DORAL ESTATES, including any roads, guard house, gates, entrance features, landscaping, fountains in the lake adjacent to said Tract "D", lighting, and sprinkler systems and other appurtenances which may be constructed and located thereon or adjacent thereto to service the Easement. The non-exclusivity of this easement is subject to KASKEL, their successors and/or assigns granting rights to others in the future to use the easement area. Other entities and/or individuals who will be entitled on, a non-exclusive basis, to use the easement area may or may not share in the actual expenses involved with the easement area. All decisions involved in the granting of rights to others to use the easement area as well as the decision as to whether or not they will be charged or required to pay or share in any of the expenses of maintaining the easement area shall be made in the sole discretion of KASKEL. It is KASKEL'S intention not to charge temporary users of the easement for the use of the easement nor any expense for maintaining the easement. It is further KASKEL'S intention that all users, other than temporary users, of the easement shall share in the expenses of maintaining the easement on an equitable basis. The easement shall be maintained by KASKEL who shall make all decisions concerning the nature and type of maintenance.

10. LAKES OF DORAL ESTATES means the portion of the lakes adjacent to certain of the residential parcels which are included within the Plat of DORAL ESTATES.

11. LAKE ACCESS shall mean Tract A reflected on the Plat of DORAL ESTATES which provides access to the LAKES OF DORAL ESTATES to owners of residential parcels not abutting the LAKES OF DORAL ESTATES.

ARTICLE VI

POWERS: The powers of the Association shall include and be governed by the following provisions:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of the Declaration or Easement;

2. The Association shall have all of the powers necessary to implement purposes of the Association, including but not limited to, the following:

(a) To make, establish and enforce reasonable rules and regulations governing the use and maintenance of the ROADS OF DORAL ESTATES and the LAKES OF DORAL ESTATES and Tract A.

(b) To make, levy and collect assessments against the owners of residential parcels; to provide funds to pay for the expenses of the Association and to use and expend the proceeds of assessments and exercise of the powers and duties of the Association.

(c) To maintain, insure, repair, replace, and operate Tract A, the ROADS OF DORAL ESTATES, the LAKES OF DORAL ESTATES, and the Easement, when and if required.

(d) To reconstruct improvements made to the ROADS OF DORAL ESTATES in the event of casualty or their loss.

(e) To enforce by legal means, the provisions of the Declaration and the Easement.

(f) To contract with third parties for the accomplishment of the purpose of the Association.

ARTICLE VII

MEMBERS: The qualification of members, manner of their admission to membership, determination of such membership and voting by numbers shall be as follows:

1. The owners of residential ^{LOTS} ~~parcels~~ in DORAL ESTATES shall be members of this Association, and no other persons or entities shall be entitled to membership.

2. Membership shall be established by the acquisition of ownership of fee title to or fee interest in a residential parcel whether by conveyance, devise, or judicial decree. The new owner designated in such deed or such other instrument shall thereupon become a member of the Association, and the membership of the prior owner as to the residential parcel designated, shall be terminated. The new owner shall deliver to the Association, a true copy of such deed or instrument of acquisition of title.

3. The share of a member in the funds and assets of the Association, and membership in this Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the residential parcel.

4. Until KASKEL divests itself of ownership by conveyance of residential parcels of all property subject to ownership as a residential parcel in DORAL ESTATES, or January 1, 1985, whichever shall first occur, the voting membership of this Association shall be comprised of the subscribers to these Articles, and in the event of the resignation or termination of membership by voluntary agreement by any such subscriber, then the remaining subscribers may nominate and designate a successor subscriber. Each of these subscribers and their successors shall be entitled to cast one vote on all matters which the membership shall be entitled to vote. Upon the initial conveyance of a residential parcel from KASKEL to an owner, such owner shall have not less than one vote; provided, however, the total number of votes of all members shall not exceed eighty-eight (88), notwithstanding the foregoing until such time as KASKEL divests itself of ownership by conveyance of residential parcels of all property subject to ownership as a residential parcel in DORAL ESTATES, or January 1, 1985, whichever shall first occur, KASKEL shall have the sole and exclusive control over all affairs and other matters of the Association and the sole and exclusive right to elect all officers and directors of the Association during the period of such control. During the period of control as aforesaid, all members of the Association, other than the Developer, shall have a non-voting membership in the Association.

ARTICLE VIII

SUBSCRIBERS: The names and street addresses of the subscribers to these Articles are as follows:

Salvatore J. Branciforte	4400 N.W. 87th Avenue, Miami, Florida 33166
Joel Gray	4400 N.W. 87th Avenue, Miami, Florida 33166
Robert Thrope	4400 N.W. 87th Avenue, Miami, Florida 33166

ARTICLE IX

OFFICERS:

1. The affairs of the Association shall be managed by the President of the Association, assisted by one or several Vice Presidents, the Secretary and the Treasurer, and, if any, by the Assistant Secretary and Assistant Treasurer, subject to the directions of the Board.

2. The Board shall elect the President, a Vice President, a Secretary, and a Treasurer, and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the membership of

the Board, but no other officer need be a member of the Board. The same person may hold two offices, the duties of which are not incompatible, provided, however, the office of President and a Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person. The Board may, in their sole discretion, choose from time to time not to establish and/or elect all of the officers enumerated above.

ARTICLE X

FIRST OFFICERS: The names of the officers who are to serve until the first election of officers of the Board are as follows:

JOEL GRAY	President
ROBERT THROPE	Vice President and Treasurer
SALVATORE J. BRANCIFORTE	Secretary

ARTICLE XI

BOARD OF DIRECTORS:

1. The initial number of members of the Board of Directors shall be three (3). The number of Directors can be from time to time changed by the Board of Directors. The names and street addresses of the first Board of Directors are as follows:

Salvatore J. Branciforte	4400 N.W. 87th Avenue, Miami, Florida 33166
Joel Gray	4400 N.W. 87th Avenue, Miami, Florida 33166
Robert Thrope	4400 N.W. 87th Avenue, Miami, Florida 33166

2. The first election by the members of the Association for Directors shall not be held until after KASKEL has relinquished control of the Association as described in Section 3 of this article. Thereafter, the election of Directors shall take place annually at the annual members meeting. After KASKEL has relinquished control, there shall be a special meeting of the members for the purpose of electing a Board to serve until the annual members meeting.

3. Until January 1, 1985, or until such time as KASKEL divests itself of ownership by conveyance of residential parcels of all property subject to ownership as a residential parcel in DORAL ESTATES, whichever shall first occur, KASKEL shall have the right to appoint and designate and elect all of the members of the Board of Directors. KASKEL may, at any time prior thereto, relinquish its right to appoint Directors and cause the Board of Directors to resign no later than at the time hereinabove described in the first sentence of this Section.

ARTICLE XII

INDEMNIFICATION:

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with the proceeding to which he may become involved, by reason of his being or having been a Director or officer of the Association, or any settlement thereof, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all rights of indemnification to which such Director or officer may be entitled whether by statute or common law.

ARTICLE XIII

BY-LAWS:

The By-Laws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded in the same manner set forth in the By-Laws for amendment of the By-Laws.

ARTICLE XIV

AMENDMENTS:

These Articles may be amended in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which such proposed amendment is considered.

2. A resolution approving a proposed amendment may be proposed by either the Board or by the membership of the Association, and after being proposed and approved by one of said bodies, it must be submitted for approval and thereupon receive such approval of the other. Such approval must be by two-thirds (2/3%) percent of the members of the Association.

3. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the provisions and obligations set forth in the Declaration.

4. Notwithstanding the foregoing provisions of this Article, no amendment to these Articles which shall abridge, amend or alter the rights of KASKEL, including the right to designate and select members of the First Board of Directors provided in Article X hereof, may be adopted or become effective without the prior written consent of KASKEL.

ARTICLE XV

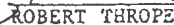
REGISTERED AGENT:

The initial Registered Agent of the corporation for the purposes of accepting service of process shall be ~~L. JULES ARKIN~~, whose address within this State is as follows: 407 Lincoln Road, Miami Beach, Florida 33139. Thereafter, the Registered Agent can be changed from time to time by the Board of Directors.

IN WITNESS WHEREOF, the initial subscribers have hereunto affixed their signatures to these Amended and Restated Articles of Incorporation this 5 day of October 1981.

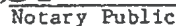

SALVATORE J. BRANCIFORTE


JOEL GRAY


ROBERT THROPE

STATE OF FLORIDA)
COUNTY OF DADE)SS:

The foregoing instrument was acknowledged before me this 5 day of October, 1981, by SALVATORE BRANCIFORTE, JOEL GRAY and ROBERT THROPE.


Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB 19 1984
BOULEVARD AND COMMERCIAL, MIAMI BEACH, FLORIDA 33139

2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 749026

Entity Name: DORAL ESTATES HOMEOWNERS ASSOCIATION, INC.

Current Principal Place of Business:

DORAL MANAGEMENT
3300 NW 112 AVE SUITE 13
DORAL, FL 33172

Current Mailing Address:

DORAL MANAGEMENT
3300 NW 112 AVE SUITE 13
DORAL, FL 33172 US

FEI Number: 59-2112599

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FRANK PEREZ-SIAM P.A.
7001 SW 87TH CT
MIAMI, FL 33173 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANIEL C. LOPEZ, ESQ

04/09/2024

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title SECRETARY
Name CAMPOS, SYLVIO
Address DORAL MANAGEMENT
3300 NW 112 AVE SUITE 13
City-State-Zip: DORAL FL 33172

Title TREASURER
Name ZABALA, EFRAIN
Address DORAL MANAGEMENT
3300 NW 112 AVE SUITE 13
City-State-Zip: DORAL FL 33172

Title PRESIDENT
Name GOLFARI, MARCOS
Address DORAL MANAGEMENT
3300 NW 112 AVE SUITE 13
City-State-Zip: DORAL FL 33172

Title VP
Name MOLA, GUSTAVO
Address DORAL MANAGEMENT
3300 NW 112 AVE SUITE 13
City-State-Zip: DORAL FL 33172

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARCOS GOLFARI

P

04/09/2024

Electronic Signature of Signing Officer/Director Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

DORAL ESTATES HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number 749026
FEI/EIN Number 59-2112599
Date Filed 09/21/1979
State FL
Status ACTIVE

Principal Address

Doral Management
3300 NW 112 Ave
Suite 13
Doral, FL 33172

Changed: 11/18/2022

Mailing Address

Doral Management
3300 NW 112 Ave
Suite 13
Doral, FL 33172

Changed: 11/18/2022

Registered Agent Name & Address

Frank Perez-Siam P.A.
7001 SW 87th Ct
Miami, FL 33173

Name Changed: 07/26/2017

Address Changed: 07/26/2017

Officer/Director Detail

Name & Address

Title Secretary

Campos, Sylvio
Doral Management
3300 NW 112 Ave
Suite 13
Doral, FL 33172

Title Treasurer

Zabala, Efrain
Doral Management
3300 NW 112 Ave
Suite 13
Doral, FL 33172

Title President

Golfari, Marcos
Doral Management
3300 NW 112 Ave
Suite 13
Doral, FL 33172

Title VP

Mola, Gustavo
Doral Management
3300 NW 112 Ave
Suite 13
Doral, FL 33172

Annual Reports

Report Year	Filed Date
2022	03/17/2022
2023	04/10/2023
2024	04/09/2024

Document Images

04/09/2024 -- ANNUAL REPORT	View image in PDF format
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11/18/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/30/2021 -- ANNUAL REPORT	View image in PDF format
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11/17/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
07/26/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format

04/02/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
03/07/2012 -- ANNUAL REPORT	View image in PDF format
03/28/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
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04/30/2003 -- ANNUAL REPORT	View image in PDF format
05/09/2002 -- ANNUAL REPORT	View image in PDF format
02/08/2001 -- ANNUAL REPORT	View image in PDF format
03/22/2000 -- ANNUAL REPORT	View image in PDF format
03/11/1999 -- ANNUAL REPORT	View image in PDF format
04/09/1998 -- ANNUAL REPORT	View image in PDF format
03/12/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
04/18/1995 -- ANNUAL REPORT	View image in PDF format

DORAL ESTATES HOMEOWNERS' ASSOCIATION

c/o Doral Management Company

3300 NW 112 Avenue, Suite 13

Doral, FL 33172

May 6, 2024

Re: City of Doral Façade Improvement Grant Program

Signed Proof of Consent for Installation of plants and landscaping lights

Dear Sir/Madam:

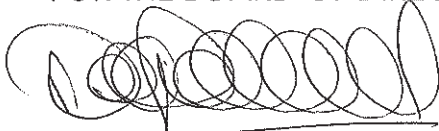
Please accept this letter as verification of the approval by the Board of Directors of the Entrance Landscaping and Lighting project being submitted for the Façade Improvement Grant Program. Please note that this is part of a larger remodeling of the Community Entrance as shown on the rendering submitted. The landscaping and lighting portion of the project will be done after July 2024.

The Association obtained proposals for each of these jobs (landscaping and lighting) as attached, and approved to submit the application for the Façade Improvement Grant.

If you have any other questions regarding this matter, feel free to contact us at (305)591-8715, or at hoa@doralmanagement.com

Sincerely,

FOR THE BOARD OF DIRECTORS

A handwritten signature in black ink, appearing to read 'Delia G. Arcelus', written over a horizontal line.

Delia G. Arcelus, CAM
Property Manager

POWERHOUSE LIGHTING

LEDSPARKS*

Quotation

Quote Number:
44557

Quote Date:
Aug 24, 2023

Page:
1

www.powerhouselighting.com
Tel 305.571.8079 Fax 305.571.8076
3360 NW 37th Street
Miami, FL 33142

Quoted to:
Doral Management Company
3300 NW 112th Ave
Suite 13 - 2nd Floor
Doral, FL 33172
USA

Ship To:
Doral States
9401 NW 41st St.
Doral, FL 33178
USA

Customer ID	Good Thru	Payment Terms	Sales Rep
Doral Management	9/23/23	C.O.D.	

Quantity	Item	Description	Unit Price	Extension
		Notes: - Verified prices on 08/24/23. - Some Factories will have price increase (Quote valid for 30 days). - Freight cost are estimate, actual will be billed. *LANDSCAPE LIGHTING* . *Type A* . 17.00 LED Light Column, 3000K, 12' Length, 40 Beam Spread, Bronze Finish, 120-277V, +4500 Lumens, Button Photocontrol & In-Line Fuse . *Type B* . 28.00 2IN LED Inground, 3000K, Small Round Louver, 4W, 12V, Bronze Stainless Steel 28.00 2" Concrete pour kit, (use with a 4" outdoor rated Jbox and a trade		

Terms & Conditions:
All Custom & Special Orders are Non Refundable. Final Sale!
Any Returns Must be Pre-Approved and are subject to a restocking fee of 20-Store Credit Only.

Subtotal	Continued
Sales Tax	Continued
Freight	Continued
Total	Continued

POWERHOUSE LIGHTING

LEDSPARKS*

Quotation

Quote Number:
44557

Quote Date:
Aug 24, 2023

Page:
2

www.powerhouselighting.com
Tel 305.571.8079 Fax 305.571.8076
3360 NW 37th Street
Miami, FL 33142

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Doral, FL 33172
USA

Ship To:
Doral States
9401 NW 41st St.
Doral, FL 33178
USA

Customer ID	Good Thru	Payment Terms	Sales Rep
Doral Management	9/23/23	C.O.D.	

Quantity	Item	Description	Unit Price	Extension
		size 2" schedule 80 pvc pipe.)		
		*		
		Type C		
		*		
98.00		InterBeam Accent 12V InterBeam		
		Landscape Accent light		
		3000k, Bronze on Aluminum, 6		
		Watts, 9-15V		
98.00		Telescopic Stakes		
		*		
		Type D		
		*		
12.00		CANOPY LED PATH 12V - 22IN BZ		
		AL 3000K		
		*		
		Type E		
		*		
47.00		Landscape Adjustable Beam Wall		
		Wash, 3000K, 12V, Bronze on		
		Aluminum, 1500 Lumens		
47.00		Telescopic Stakes		
		*		
		Low Voltage Transformers		
		*		

Terms & Conditions:
All Custom & Special Orders are Non Refundable. Final Sale!
Any Returns Must be Pre-Approved and are subject to a restocking fee of 20-
Store Credit Only.

Subtotal	Continued
Sales Tax	Continued
Freight	Continued
Total	Continued

Subtotal	67,562.35
Sales Tax	4,103.74
Freight	2,500.00
Total	74,166.09



LUSHlife

18117 Biscayne Boulevard #90 | Miami, Florida 33160
(305) 932-4555 | accounting@LUSHlife.us | https://www.LUSHlife.us/

RECIPIENT:

Delia Arcelus
NW 41st 93 court
Doral, FL 33178

Estimate #5006	
Sent on	Mar 28, 2024
Total	\$107,287.64



LUSHlife

18117 Biscayne Boulevard #90 | Miami, Florida 33160
(305) 932-4555 | accounting@LUSHlife.us | <https://www.LUSHlife.us/>

Product/Service	Description	Qty.	Unit Price	Total
Landscape Services	Landscaping Proposal for the Doral Estates Entrances Guard house and Round about per the Pacheco-Martinez & Associates LLC dated 8.15.19 sheets LA2.0 & LA2.1 Accessible Walkway for the following: - 4EA Coccothrinax MiraguamaMiraguama Palm8'-10' HT - 7EA Encephalartos FeroxEncephalartos4'-5' HT - 3EA Roystonea ElataFlorida Royal Palm25' OA - 3EA Thrinax RadlataFlorida Thatch Palm8'-10' HTStraight Trunk - 12EA Aechmea MarcellinoPurple Aechmea18" Ht18" SPRD - 26EA Serissa FoetidaCottoneaster Dammeri18" HT18" SPRD - 52EA Monestera DeliciosaMonestera36" HT36" SPRD - 88EA Podocarpus MacrophyllusYew Pine5' HT - 36EA Gardenia radicansDwarf Gardenia15"15" - 46EA Pachystachys luteaGolden Shrimp Plant36"36" - 34EA Chrysobalanus IcacoCocoplum36"24" - 23EA Mycianthes FragransSimpson Stopper48"36" - 852EA Ficus Microcarpa Green IslandGreen Island Ficus3GAL - 2562EA Liriope Evergreen GiantGiant Lily Turf12"12" - 548EA Trachelospermum JasminoidesDwarf Variegated asjastic Jasm1 GAL - 234EA Trachelospermum Jasm. MinimaDwarf Confederate Jasm 1 GAL - 59EA Lantana Camara Gold Mound Yellow Lantana1 GAL - 80CY Natural Mulch 3" thick throughout - 17EA Arborbrake Batten Specification and Tree Staking Initial watering Access must be available to complete the work. Clean up and Debris Removal Exclusions: - Permits - Existing Irrigation System - Modification to Irrigation System - Maintenance or watering - Tree Protection - Pavers/Concrete - Crane - MOT	1	\$107,287.64	\$107,287.64

18117 Biscayne Boulevard #90 | Miami, Florida 33160
(305) 932-4555 | accounting@LUSHlife.us | <https://www.LUSHlife.us/>

Total	\$107,287.64
--------------	---------------------

8/2/2024



9840 NW 77th Avenue
Hialeah Gardens FL 33016
United States
(305) 823-2803
www.ledareus.com

Quote

Date	Order #
5/8/2024	QUO396

Bill To
DORAL STATES 4100 NW 93 AVE DORAL FL 33178 United States

Ship To
DORAL STATES 4100 NW 93 AVE DORAL FL 33178 United States

Expires	Sales Rep	Project	Terms	Ship Via	Additional Info
8/6/2024	Francisco J Diaz		Prepaid		

Type	Item No.	Description	Qty
	0671437614BZ	MWR B 42IN BZ *MUST SELECT HEAD BRONZE FINISH TEST	17
	0671437400BZ5M	MWR H WS CS 5M Y BZ 20W/30W & 30K/40K/50K SELECTABLE *MUST SELECT BODY 120-277V BRONZE FINISH 5YR WARRANTY MWR H WS CS 5M Y BZ	17
	913	Wac 3" In Ground Light 12V 30K Bronze on Brass	28
	913LED	Wac Landscape Spotlight 12V 30K Bronze on Brass 5111-30BBR	98
	913LED	Wac Ledge 23" Pathway 12v Bronze 30K	12
	913LED	Wac Nema Flood Adjustable Beam Angle Bronze 30K	47
	0671451200BZ	SLS HO 04 Y BZ W/ DRIVER WIRED	8
	0671451005BZ	SLS SF BZ ADJUSTABLE SLIP FITTER FOR SLS SERIES AREA LIGHT BRONZE FINISH	8
Total			\$50,557.50





Project:		Date
Type:		
Model#		

MWR-MWS LED Bollards

PRODUCT DESCRIPTION

The Moon Walk Series features a heavy-cast aluminum housing designed with modern aesthetics in mind. The architectural luminaire provides brilliant illumination to walkways and other outdoor spaces, improving the visibility, safety, and overall look of any outdoor area. Powered by energy-saving LED technology, this high-powered outdoor luminaire is Dark Sky compliant and paired with state-of-the-art optics to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting.

PRODUCT SPECIFICATIONS

Efficacy: 90 LPW
Delivered Light Output: 1,800 - 2,700 Lumens
Watts: 20W, 30W
CRI: Ra>70
CCT: 3000K, 4000K, 5000K
Input Voltage: 120-277VAC
Power Factor: 0.95
Operating Temperature: -31°F ~ 113°F
Dimming: Non Dimmable
Standard Warranty: 5 Years
Standard Lifetime: Designed to L70 minimum 50,000 hours
IP Rating: IP65
Materials: Steel base / powder coating



S = Square



R = Round

ORDER INFORMATION

EXAMPLE: MWR-36-30W-Y-40K-T5-29-BK



Series	Size	Watts	Voltage	CCT	Optics	Mount	Finish
MWR=Round	18in	20W	Y=120-277V	30K = 3000K	3M	29=Anchor Bolts	SL = Silver
MWS=Square	24in	30W	HV=480V**	40K = 4000K	5M		BZ = Bronze
	36in			50K = 5000K			BK = Black
	42in						WH = White

Enter configuration:

** Special Order / contact vendor

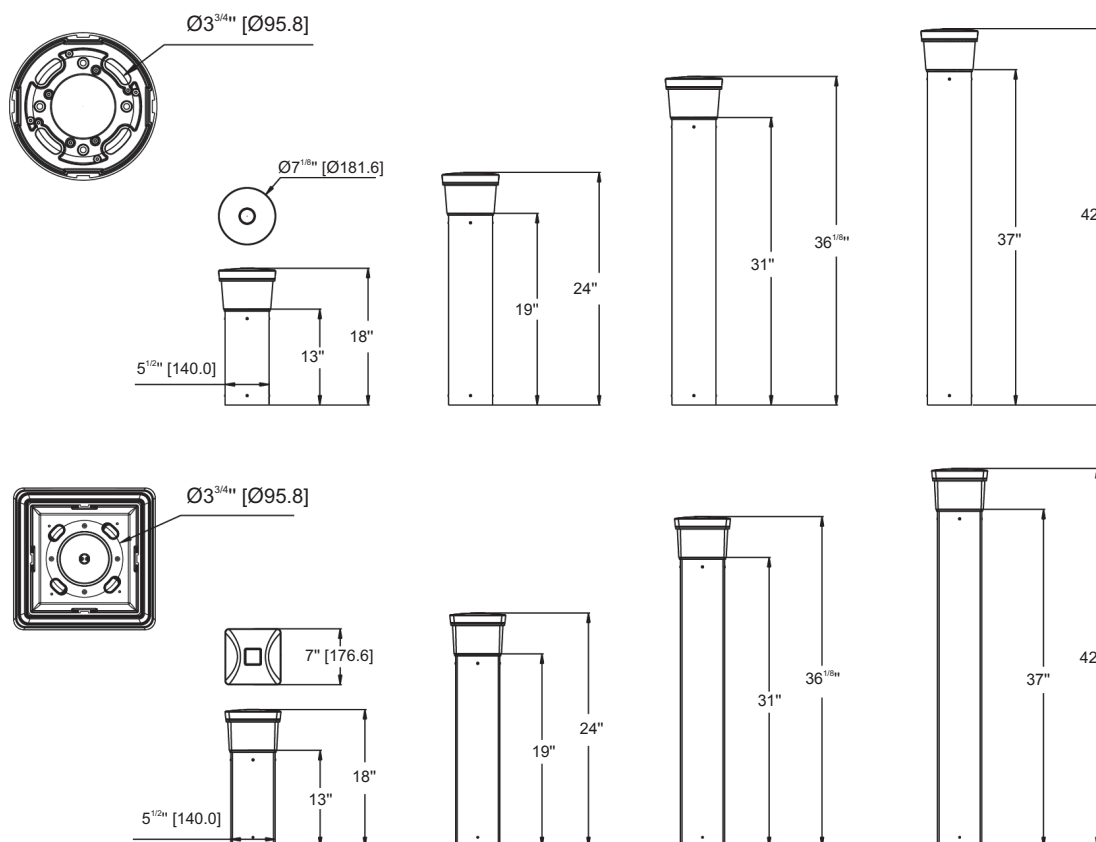
MWR/MWS Series Dimensions / Performance



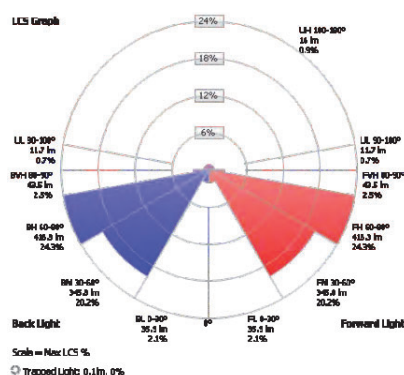
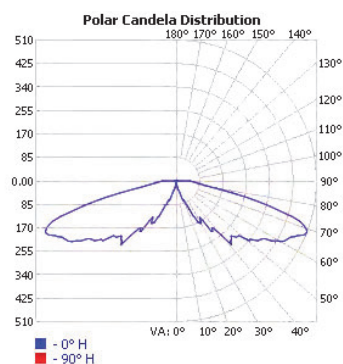
Series / Performance

Series No.	MWR/MWS-20W	MWR/MWS-30W
Power	20W	30W
Lumens:	1,800	2,700
Efficacy	90 LPW	90 LPW
Input current 120/277V	0.16 / 0.07 Amps	0.25 / 0.10 Amps
Input	120-277V AC	120-277V AC

Dimensions

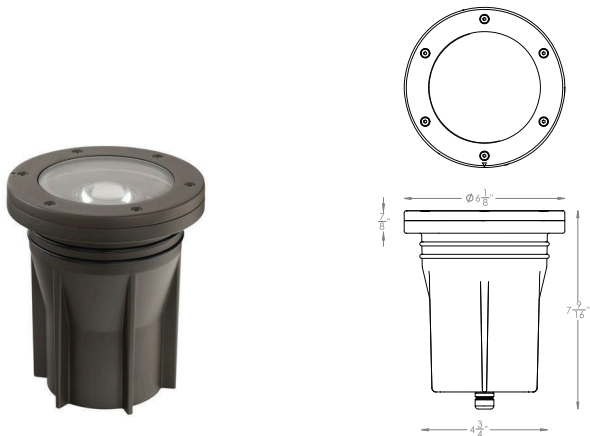


Photometric Data



GRAND INGROUND 12V
5033

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape high output In-ground luminaire with dynamic beam changing and integral on-board dimming.

FEATURES

- Tiltable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 2W to 25W / 3VA - 33VA
Brightness: 105 lm to 2000 lm
Beam Angle: 20° to 60°
CRI: 85
Rated Life: 50,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

	Color Temp		Finish	
5033 3" Inground 12V	27	2700K	BZ	Bronze on Aluminum
	30	3000K	BBR	Bronze on Brass

5033-_____

Example: 5033-30BBR

3" INGROUND 12V
5031

WAC
LANDSCAPE LIGHTING

Rock Guard

Protects the fixture face



5830-GRD-BZ
Bronze on Aluminum

5830-GRD-BBR
Bronze on Brass

Concrete Pour Kit

*For installation in concrete
Five ½" NPT threaded holes, PC*



5830-PIP-PVC
Shown with temporary dense foam cap

Magnetic Transformers

*Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories*

9075-TRN-SS
75W Max

9150-TRN-SS
150W Max

9300-TRN-SS
300W Max

9600-TRN-SS
600W Max

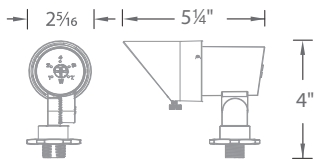


MINI ACCENT 12V

5111

WAC

LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES

- Continuously Adjustable Beam Angles. Indexed at 10°, 25°, 40°, 50°
- Continuously Adjustable brightness control. Indexed at 1W, 2W, 4W, 6W, 7W
- IP66 rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Mounting stake, detachable shroud, 6' lead wire and direct burial gel filled wire nuts included
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS

Input:	9 -15VAC
Power:	1W to 7W / 2VA -10.5VA
Brightness:	45 lm to 365 lm
Beam Angle:	10° to 50°
CRI:	85
Rated Life:	70,000 hours

ORDERING NUMBER

	Color Temp	Finish
5111 <i>Mini Accent 12V</i>	27 2700K Warm White	BK <i>Black on Aluminum</i>
	30 3000K Pure White	BZ <i>Bronze on Aluminum</i>
		BBR <i>Bronze on Brass</i>
		WT <i>White on Aluminum</i>

5111-30_____

Example: 5111-30BBR

MINI ACCENT 12V

5111

WAC

LANDSCAPE LIGHTING

Accessories

Accent Snoot		5111-SNOOT-BK 5111-SNOOT-BZ 5111-SNOOT-BBR	Black on Aluminum Bronze on Aluminum Bronze on Brass	Shields lamp and reduces glare
5" Long Shroud		5111-LSHR-BK 5111-LSHR-BZ 5111-LSHR-BBR	Black on Aluminum Bronze on Aluminum Bronze on Brass	Reduce glare. Ideal for downlighting application
Additional Stake		9000-ST9-BZ	Bronze	Durable PVC stake
Surface Mount Flange/Stake		5000-SCP-BZ 5000-SCP-BBR 5000-SCP-BK	Bronze on Aluminum Bronze on Brass Black on Aluminum	Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box
Guardian Mount		9000-SP9-BZ	Stainless Steel	Heavy duty stainless steel spike to position fixture Formed from a single piece of metal
Gutter Mount Bracket		5000-GM-BZ 5000-GM-BK	Stainless Steel	Stainless Steel universal mounting bracket for gutter mounting fixture
Tree Mount Junction Box		5000-TCP-BZ 5000-TCP-BK	Bronze on Aluminum Black on Aluminum	Bronze on Aluminum box with Stainless steel mounting screws. Two ½" NPT threaded holes
Optics		LENS-16-AMB LENS-16-GRN LENS-16-RED LENS-16-BLU	Amber Green Red Blue	LENS-16-FR LENS-16-SPR LENS-16-BEL Frosted Spread Elongating Enhances saturation of florals and foliage
Extension Rods		5000-X04-BZ 5000-X04-BK 5000-X08-BZ 5000-X08-BK 5000-X12-BZ 5000-X12-BK	4 in 4 in 8 in 8 in 12 in 12 in	5000-X18-BZ 5000-X18-BK 5000-X24-BZ 5000-X24-BK 18 in 18 in 24 in 24 in Extends distance between Accent light and Surface Mount Canopy, Stake, or Tree Mount box
Rod L-Coupler		5000-LCO-BZ	Bronze	

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS
75W Max

9150-TRN-SS
150W Max

9300-TRN-SS
300W Max

9600-TRN-SS
600W Max



wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR 02 2021

LEDGE LED PATH LIGHT
6081

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

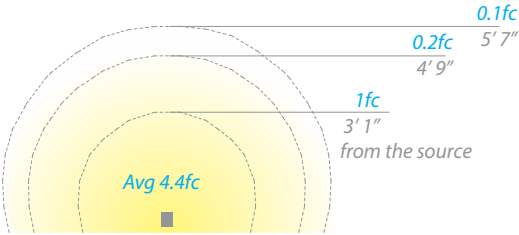
Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 3.0W / 4.5VA
Brightness: Up to 105 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Recommended spacing for installation: Residential: 8 to 10ft; Commercial: 5 to 7ft
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed



ORDERING NUMBER

		Color Temp		Finish	
6081	<i>Linear Path</i>	27	<i>2700K Warm White</i>	BK	<i>Black on Aluminum</i>
		30	<i>3000K Pure White</i>	BZ	<i>Bronze on Aluminum</i>

6081-__BK

Example: 6081-30BK

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

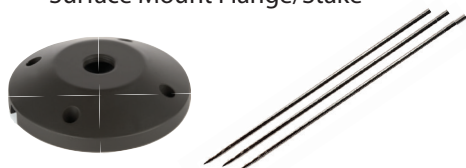
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

LEDGE LED PATH LIGHT

6081

WAC LANDSCAPE LIGHTING

Surface Mount Flange/Stake



Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box

5000-SCP-BZ

Bronze on Aluminum

Additional Mounting Stake



9000-ST9-BK

Durable PVC stake



Guardian Mount

*Heavy duty stainless steel spike to position fixture.
Formed from a single piece of metal*

9000-SP9-BZ

Stainless Steel

Magnetic Transformers

*Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories*

9075-TRN-SS

75W Max

9150-TRN-SS

150W Max

9300-TRN-SS

300W Max

9600-TRN-SS

600W Max



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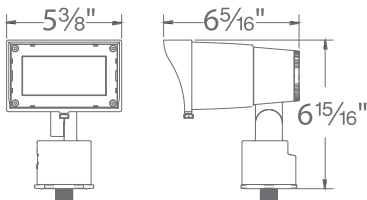
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

ADJUSTABLE BEAM WALL WASH 12V

5221

WAC

LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

With the ability to achieve beam distributions of 3x4 to 5x6 proportions and more, expect a uniform beam wash of light in a fixture that can adapt to changing needs. A powerhouse all-in-one unit in 120 VAC or 9-15VAC provides integral brightness control, and the ability to be dimmed, while being compatible with a range of accessories.

FEATURES

- Continuously adjustable NEMA beam distribution 3x4 (35" x 60"), 4x5 (60" x 90"), 5x6 (90" x 120")
- Integral brightness control
- Rotate fixture head for vertical distribution
- Transformer required (sold separately)
- IP65 Rated, protected against powerful water jets
- Solid die-cast brass or corrosion resistant aluminum alloy

SPECIFICATIONS

Input: 9 - 15VAC
Power: 3W to 25W / 4.4VA -27.8VA
Brightness: 200 lm to 1500 lm
Beam Angle: Assorted NEMA distributions
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

	Color Temp	Finish
5221 <i>Adjustable beam wall wash 12V</i>	2700K 3000K	BK <i>Black on Aluminum</i> BZ <i>Bronze on Aluminum</i> BBR <i>Bronze on Brass</i>

5221-_____

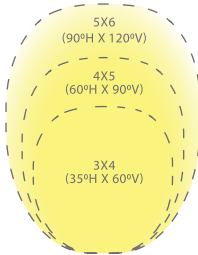
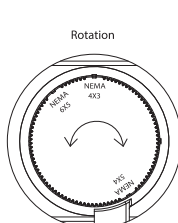
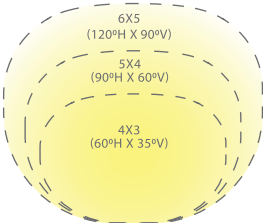
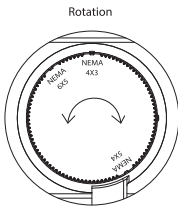
Example: **5221-30BZ**

NEMA WALL WASH 5221
12V 3000K

		NEMA 6X5					NEMA 5X4					NEMA 4X3				
Product	Data	CBCP	Lumen (LM)	VA(VA)	Efficacy (lm/w)	Beam Angle(°)	CBCP	Lumen (LM)	VA(VA)	Efficacy (lm/w)	Beam Angle(°)	CBCP	Lumen (LM)	VA(-VA)	Efficacy (lm/w)	Beam Angle(°)
	3w	119.9	226.373	5.01	73.98	109.1x87.2	120.7	153.964	5.02	42.76	90.4x49.7	117.5	84.7834	5.02	23.51	66.1x35.6
	7W	283.1	628.435	11.99	74.6	109x87	245.8	313.427	10.26	43.54	90.5x49.7	237.4	171.395	10.25	10.25	66.1x35.6
	15W	508.7	1128.95	22.36	69.77	109.1x87	442	562.778	18.81	41.3	90.4x49.6	459.1	330.727	20.43	20.43	66x35.6
	23W	646.6	1435.71	29.16	65.75	109.1x87	649	826.734	29.14	37.81	90.4x49.7	626.5	451.319	28.82	28.82	66x35.6
	26W	720.3	1654.16	34.94	61.63	109.1x86.6	748.6	954.105	34.96	35.64	90.4x49.7	732.4	525.841	34.97	34.97	66x35.6

NEMA WALL WASH 5221
12V 2700K

		NEMA 6X5					NEMA 5X4					NEMA 4X3				
Product	Data	CBCP	Lumen (LM)	VA(VA)	Efficacy (lm/w)	Beam Angle(°)	CBCP	Lumen (LM)	VA(VA)	Efficacy (lm/w)	Beam Angle(°)	CBCP	Lumen (LM)	VA(-VA)	Efficacy (lm/w)	Beam Angle(°)
	3w	115.6	256.784	5.008	71.23	109.1x87.2	116.4	148.421	5.015	41.22	90.4x49.7	113.2	81.7312	5.024	22.66	66.1x35.6
	7W	272.9	605.812	11.99	71.91	109x87	236.9	302.143	10.257	41.97	90.5x49.7	228.8	165.225	10.25	22.98	66.1x35.6
	15W	490.4	1088.31	22.36	67.26	109.1x87	426.1	542.518	18.812	39.81	90.4x49.6	442.6	318.821	20.43	21.43	66x35.6
	23W	623.3	1384.03	29.16	63.38	109.1x87	625.6	796.972	29.14	36.45	90.4x49.7	604	435.072	28.82	20	66x35.6
	26W	720.3	1591.71	34.94	59.41	109.1x86.6	721.6	919.757	34.958	34.36	90.4x49.7	706	506.911	34.97	18.94	66x35.6



Architectural beam distributions from 3x4 to 4x5 to 5x6 proportions and everything in between.
Always a uniform wide beam wash of light.



NEMA 5x4 → NEMA 4x5

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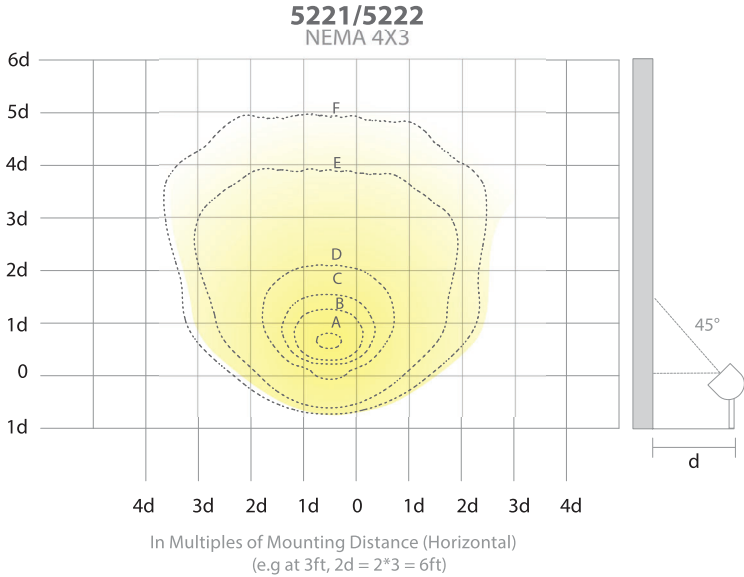
LANDSCAPE

LED LANDSCAPE

ADJUSTABLE BEAM WALL WASH PHOTOMETRICS

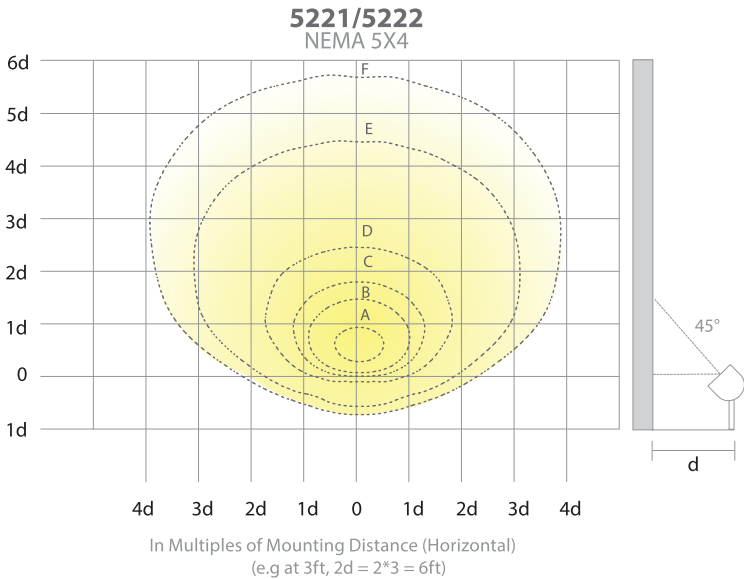
FIXTURE	MOUNTING DISTANCE (d)	A	B	C	D	E	F
5221/5222 (4X3)	3ft	27.9fc	11.3fc	5.6fc	1.5fc	0.05fc	0.02fc
	4ft	15.7fc	6.3fc	3.2fc	0.85fc	0.03fc	0.01fc
	5ft	10.1fc	4.1fc	2fc	0.53fc	0.02fc	0.01fc
	6ft	7fc	2.8fc	1.4fc	0.37fc	0.01fc	-
	7ft	5.1fc	2.1fc	1fc	0.28fc	0.01fc	-
	8ft	4fc	1.6fc	0.79fc	0.21fc	0.01fc	-
	9ft	3.1fc	1.3fc	0.62fc	0.17fc	0.01fc	-
	10ft	2.5fc	1.0fc	0.51fc	0.14fc	-	-

In Multiples of Mounting Distance (Vertical)



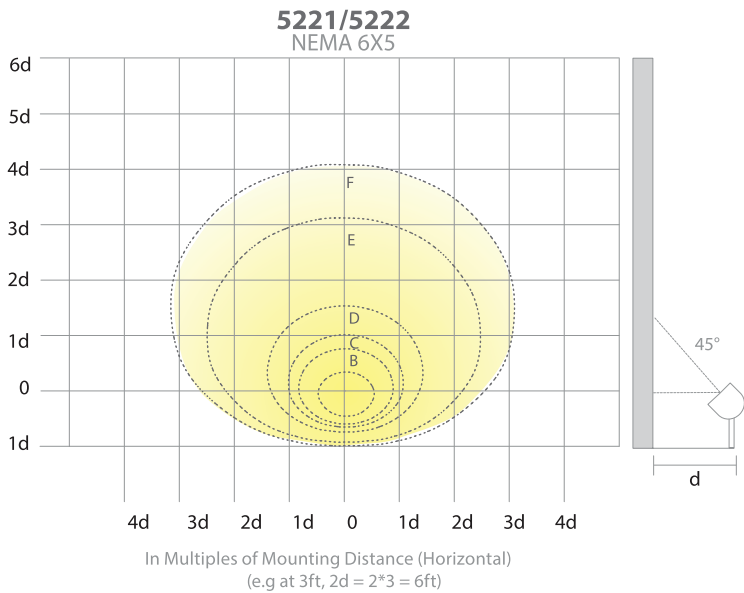
FIXTURE	MOUNTING DISTANCE (d)	A	B	C	D	E	F
5221/5222 (5X4)	3ft	28.9fc	13.4fc	7.9fc	3fc	0.36fc	0.14fc
	4ft	16.3fc	7.5fc	4.4fc	1.7fc	0.20fc	0.08fc
	5ft	10.4fc	4.8fc	2.8fc	1.1fc	0.13fc	0.05fc
	6ft	7.3fc	3.4fc	2.0fc	0.75fc	0.09fc	0.04fc
	7ft	5.3fc	2.5fc	1.5fc	0.55fc	0.07fc	0.03fc
	8ft	4.1fc	1.9fc	1.1fc	0.42fc	0.05fc	0.02fc
	9ft	3.2fc	1.5fc	0.87fc	0.33fc	0.04fc	0.02fc
	10ft	2.6fc	1.2fc	0.71fc	0.27fc	0.03fc	0.01fc

In Multiples of Mounting Distance (Vertical)



FIXTURE	MOUNTING DISTANCE (d)	A	B	C	D	E	F
5221/5222 (6X5)	3ft	28.9fc	13.6fc	8.8fc	4.1fc	0.70fc	0.32fc
	4ft	16.3fc	7.7fc	5.0fc	2.3fc	0.39fc	0.18fc
	5ft	10.4fc	4.9fc	3.2fc	1.5fc	0.25fc	0.12fc
	6ft	7.2fc	3.4fc	2.2fc	1.0fc	0.18fc	0.08fc
	7ft	5.3fc	2.5fc	1.6fc	0.75fc	0.13fc	0.06fc
	8ft	4.1fc	1.9fc	1.2fc	0.58fc	0.10fc	0.05fc
	9ft	3.2fc	1.5fc	0.98fc	0.45fc	0.08fc	0.04fc
	10ft	2.6fc	1.2fc	0.79fc	0.37fc	0.06fc	0.03fc

In Multiples of Mounting Distance (Vertical)



Accessories

14" Mounting Stake		9000-ST14-BZ	Bronze	Durable PC stake			
Surface Mount Flange/Stake		5000-SCP-BK 5000-SCP-BZ 5000-SCP-BBR	Black on Aluminum Bronze on Aluminum Bronze on Brass	Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box			
Guardian Mount		9000-SP9-BZ	Stainless Steel	Heavy duty stainless steel spike to position fixture;			
Gutter Mount Bracket		5000-GM-BK 5000-GM-BZ	Black on Aluminum Bronze on Aluminum	Stainless steel universal mounting bracket for gutter mounting fixture			
Tree Mount Junction Box		5000-TCP-BK 5000-TCP-BZ	Black on Aluminum Bronze on Aluminum	Aluminum box with stainless steel mounting screws; two 1/2" NPT threaded holes, UL 120V Listed			
		5000-TCL-BK 5000-TCL-BZ	Black on Aluminum Bronze on Aluminum	Large Aluminum box with stainless steel mounting screws; two 1/2" NPT threaded holes, UL 120V Listed			
Large Tree Mount Canopy Strap		5000-TST-BK	Black on Steel and terylene	Ratcheting device with strap to be used with Large Tree Mount Junction Box (5000-TCL)			
Optics		LENS-3X5-AMB LENS-3X5-GRN LENS-3X5-RED	Amber Green Red	LENS-3X5-BLU LENS-3X5-FR LENS-3X5-SPR	Blue Frosted Spread	LENS-3X5-BEL	Beam Elongating Enhances saturation of florals and foliage

14" Mounting stake (12V), detachable shroud, 6' lead wire and direct burial gel filled wire nuts (12V) or standard wire nuts (120V) included

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories



9075-TRN-SS
75W Max

9150-TRN-SS
150W Max

9300-TRN-SS
300W Max

9600-TRN-SS
600W Max

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Project		Date
Type		
Model		

DESCRIPTION

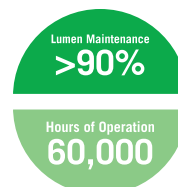
The Luminoso SLS Series delivers a high level of performance in a scalable, low-profile design. Our high-efficiency optics system provides uniformity while saving energy, illuminating walkways, parking lots, roadways, building areas and security lighting applications. IP65 rated and UL Listed for wet locations.

FEATURES

Our luminaire incorporates five types of optics, T2M, T3M, T4M, T5M, and AFL (Automotive Front-line). With a choice of 9 lumen packages, the SLS LED luminaire allows scalability from 12,800 to 90,000 delivered lumens. The color temperatures available are 3000K, 3500K, 4000K, and 5000K. Corrosion resistant polyester powder painted 100µm thickness. Meets a 1500-hour salt spray certification per ASTM B117/ ISO 9227.

FINISH:

RAL9011	RAL801N	RAL9006	RAL9010



NUMBER OF LIGHT SQUARES



ORDER INFORMATION

EXAMPLE: SLS-SO-06-Y-50K-T4M-BZ-E



Series	Nominal Power			Voltage	CCT	Optics	Finish	Mounting	Back-light Shield
SLS-SO Standard Output 40W per Light Square 160 lm/W	02 80 Watts 12,800 Lumens	04 160 Watts 25,600 Lumens	06 240 Watts 38,400 Lumens	Y 120-277V HV 347-480V	30K 3000K	T2M 2M	BK Black	ASF Adjustable Slip Fitter DA Direct Arm Mount	Blank Standard BS Back-light Shield
					35K 3500K	T3M 3M	WH White		
					40K 4000K	T4M 4M	BZ Bronze		
SLS-HO High Output 50W per Light Square 150 lm/W	08 400 Watts 60,000 Lumens	10 500 Watts 75,000 Lumens	12 600 Watts 90,000 Lumens		50K 5000K	T5M 5M AFL Automotive Front-line	SV Silver	TN Tenon	

Enter configuration:

Dimensions and values shown are nominal. LuminosoLED continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

SLS Series



PERFORMANCE DATA

Number of Light Squares	2	4	6
Nominal Power (Watts)	80	160	240
SLS - S0 = 40W per Light Square 160 lm/W	12,800	25,600	38,400
Power Factor	0.95	0.95	0.95
CRI	80	80	80
Surge Protection	20kVA	20kVA	20kVA
Frequency	50/60Hz	50/60Hz	50/60Hz
Dimmable	0-10V	0-10V	0-10V
Weight	21.95 lb	28.66 lb	27.47 lb
Dimensions	24.01 x 9.64 x 3.74 in	24.01 x 15.35 x 3.74 in	24.01 x 21.06 x 3.74 in
LED Chips	Bridgelux5050	Bridgelux5050	Bridgelux5050
Operation Temperature	-10°F to 120°F	-10°F to 120°F	-10°F to 120°F
Receptacle	7 Pin NEMA	7 Pin NEMA	7 Pin NEMA
EPA Ratings			
EPA @ 0°	0.9	1.29	1.47
EPA @ 15°	0.94	1.34	1.53
EPA @ 30°	1.08	1.55	1.86
EPA @ 45°	1.8	2.58	2.94

Nominal Lumens are based on 4000K / 5000K*

Number of Light Squares	2	4	6	8	10	12
Nominal Power (Watts)	100	200	300	400	500	600
SLS - H0 = 50W per Light Square 150 lm/W	15,000	30,000	45,000	60,000	75,000	90,000
Power Factor	0.95	0.95	0.95	0.95	0.95	0.95
CRI	80	80	80	80	80	80
Surge Protection	20kVA	20kVA	20kVA	20kVA	20kVA	20kVA
Frequency	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
Dimmable	0-10V	0-10V	0-10V	0-10V	0-10V	0-10V
Weight	21.95 lb	28.66 lb	27.47 lb	46.29 lb	55.11 lb	64.59 lb
Dimensions (inches)	24.01x9.64x3.74	24.01x15.35x3.74	24.01x21.06x3.74	24.01x28.38x3.74	24.01x34.21x3.74	24.01x40x3.74
LED Chips	Bridgelux5050	Bridgelux5050	Bridgelux5050	Bridgelux5050	Bridgelux5050	Bridgelux5050
Operation Temperature	-10°F to 120°F	-10°F to 120°F	-10°F to 120°F	-10°F to 120°F	-10°F to 120°F	-10°F to 120°F
Receptacle	7 Pin NEMA	7 Pin NEMA	7 Pin NEMA	7 Pin NEMA	7 Pin NEMA	7 Pin NEMA
EPA Ratings						
EPA @ 0°	0.9	1.29	1.47	1.77	2.16	2.53
EPA @ 15°	0.94	1.34	1.53	1.84	2.25	2.63
EPA @ 30°	1.08	1.55	1.86	2.1	2.59	3.04
EPA @ 45°	1.8	2.58	2.94	3.54	4.32	5.1

Nominal Lumens are based on 4000K / 5000K*

SLS-SO Series Photometric Data



80W (SLS-SO-02-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table																							
- Max Cd: 300° H - 0° H - 90° H	Cutoff Classification: CUTOFF Distribution: TYPE III, SHORT Max Cd, 90 Deg Vert: 20.4 Max Cd, 80 to <90 Deg: 1,023.1	BUG Rating B3 - U3 - G3 Forward Light Lumens Lumens% Low(0-30): 1,040.3 8.1% Medium(30-60): 4,745.9 37% High(60-80): 2,737.8 21.4% Very High(80-90): 35.5 0.3%																							
	<table> <tr> <th></th><th>Lumens</th><th>% Lamp</th></tr> <tr> <td>Downward Street Side:</td><td>8,559.5</td><td>66.8%</td></tr> <tr> <td>Downward House Side:</td><td>4,054.5</td><td>31.7%</td></tr> <tr> <td>Downward Total:</td><td>12,614.0</td><td>98.5%</td></tr> <tr> <td>Upward Street Side:</td><td>66.8</td><td>0.5%</td></tr> <tr> <td>Upward House Side:</td><td>128.7</td><td>1%</td></tr> <tr> <td>Upward Total:</td><td>195.5</td><td>1.5%</td></tr> <tr> <td>Total Lumens:</td><td>12,809.4</td><td>100%</td></tr> </table>		Lumens	% Lamp	Downward Street Side:	8,559.5	66.8%	Downward House Side:	4,054.5	31.7%	Downward Total:	12,614.0	98.5%	Upward Street Side:	66.8	0.5%	Upward House Side:	128.7	1%	Upward Total:	195.5	1.5%	Total Lumens:	12,809.4	100%
	Lumens	% Lamp																							
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Upward House Side:	128.7	1%																							
Upward Total:	195.5	1.5%																							
Total Lumens:	12,809.4	100%																							

160W (SLS-SO-04-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table																							
- Max Cd: 300° H - 0° H - 90° H	Cutoff Classification: CUTOFF Distribution: TYPE III, SHORT Max Cd, 90 Deg Vert: 40.5 Max Cd, 80 to <90 Deg: 2,034.0	BUG Rating B3 - U3 - G3 Forward Light Lumens Lumens% Low(0-30): 2,068.2 8.1% Medium(30-60): 9,435.2 37.1% High(60-80): 5,442.9 21.4% Very High(80-90): 70.6 0.3%																							
	<table> <tr> <th></th><th>Lumens</th><th>% Lamp</th></tr> <tr> <td>Downward Street Side:</td><td>17,017.0</td><td>66.8%</td></tr> <tr> <td>Downward House Side:</td><td>8,060</td><td>31.7%</td></tr> <tr> <td>Downward Total:</td><td>25,077.5</td><td>98.5%</td></tr> <tr> <td>Upward Street Side:</td><td>132.7</td><td>0.5%</td></tr> <tr> <td>Upward House Side:</td><td>255.9</td><td>1%</td></tr> <tr> <td>Upward Total:</td><td>388.6</td><td>1.5%</td></tr> <tr> <td>Total Lumens:</td><td>25,466.1</td><td>100%</td></tr> </table>		Lumens	% Lamp	Downward Street Side:	17,017.0	66.8%	Downward House Side:	8,060	31.7%	Downward Total:	25,077.5	98.5%	Upward Street Side:	132.7	0.5%	Upward House Side:	255.9	1%	Upward Total:	388.6	1.5%	Total Lumens:	25,466.1	100%
	Lumens	% Lamp																							
Downward Street Side:	17,017.0	66.8%																							
Downward House Side:	8,060	31.7%																							
Downward Total:	25,077.5	98.5%																							
Upward Street Side:	132.7	0.5%																							
Upward House Side:	255.9	1%																							
Upward Total:	388.6	1.5%																							
Total Lumens:	25,466.1	100%																							

240W (SLS-SO-06-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table																							
- Max Cd: 310° H - 0° H - 90° H	Cutoff Classification: SEMI-CUTOFF Distribution: TYPE III, SHORT Max Cd, 90 Deg Vert: 95.0 Max Cd, 80 to <90 Deg: 4,040.9	BUG Rating B4 - U4 - G4 Forward Light Lumens Lumens% Low(0-30): 2,353.2 6% Medium(30-60): 14,542.7 37.1% High(60-80): 10,839.4 27.6% Very High(80-90): 225.9 0.6%																							
	<table> <tr> <th></th><th>Lumens</th><th>% Lamp</th></tr> <tr> <td>Downward Street Side:</td><td>27,961.2</td><td>71.3%</td></tr> <tr> <td>Downward House Side:</td><td>10,717.7</td><td>27.3%</td></tr> <tr> <td>Downward Total:</td><td>38,678.9</td><td>98.6%</td></tr> <tr> <td>Upward Street Side:</td><td>164.7</td><td>0.4%</td></tr> <tr> <td>Upward House Side:</td><td>391.9</td><td>1%</td></tr> <tr> <td>Upward Total:</td><td>556.6</td><td>1.4%</td></tr> <tr> <td>Total Lumens:</td><td>39,235.5</td><td>100%</td></tr> </table>		Lumens	% Lamp	Downward Street Side:	27,961.2	71.3%	Downward House Side:	10,717.7	27.3%	Downward Total:	38,678.9	98.6%	Upward Street Side:	164.7	0.4%	Upward House Side:	391.9	1%	Upward Total:	556.6	1.4%	Total Lumens:	39,235.5	100%
	Lumens	% Lamp																							
Downward Street Side:	27,961.2	71.3%																							
Downward House Side:	10,717.7	27.3%																							
Downward Total:	38,678.9	98.6%																							
Upward Street Side:	164.7	0.4%																							
Upward House Side:	391.9	1%																							
Upward Total:	556.6	1.4%																							
Total Lumens:	39,235.5	100%																							

SLS-HO Series Photometrics Data



100W (SLS-HO-02-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table																																																								
	Cutoff Classification: CUTOFF Distribution: TYPE III, SHORT Max Cd, 90 Deg Vert: 23.9 Max Cd, 80 to <90 Deg: 1,198.9	BUG Rating B3 - U3 - G3 Forward Light																																																								
	<table> <tr> <th></th><th>Lumens</th><th>% Lamp</th></tr> <tr> <td>Downward Street Side:</td><td>10,030.7</td><td>66.8%</td></tr> <tr> <td>Downward House Side:</td><td>4,751.3</td><td>31.6%</td></tr> <tr> <td>Downward Total:</td><td>14,782.0</td><td>98.5%</td></tr> <tr> <td>Upward Street Side:</td><td>78.2</td><td>0.5%</td></tr> <tr> <td>Upward House Side:</td><td>150.8</td><td>1%</td></tr> <tr> <td>Upward Total:</td><td>229.0</td><td>1.5%</td></tr> <tr> <td>Total Lumens:</td><td>15,011.1</td><td>100%</td></tr> </table>		Lumens	% Lamp	Downward Street Side:	10,030.7	66.8%	Downward House Side:	4,751.3	31.6%	Downward Total:	14,782.0	98.5%	Upward Street Side:	78.2	0.5%	Upward House Side:	150.8	1%	Upward Total:	229.0	1.5%	Total Lumens:	15,011.1	100%	<table> <tr> <th></th><th>Lumens</th><th>Lumens%</th></tr> <tr> <td>Low(0-30):</td><td>1,219.1</td><td>8.1%</td></tr> <tr> <td>Medium(30-60):</td><td>5,561.6</td><td>37%</td></tr> <tr> <td>High(60-80):</td><td>3,208.3</td><td>21.4%</td></tr> <tr> <td>Very High(80-90):</td><td>41.6</td><td>0.3%</td></tr> </table> Back Light <table> <tr> <td>Low(0-30):</td><td>866.0</td><td>5.8%</td></tr> <tr> <td>Medium(30-60):</td><td>2,529.9</td><td>16.9%</td></tr> <tr> <td>High(60-80):</td><td>1,306.3</td><td>8.7%</td></tr> <tr> <td>Very High(80-90):</td><td>49.2</td><td>0.5%</td></tr> </table> Uplight <table> <tr> <td>High(90-100):</td><td>17.0</td><td>0.1%</td></tr> <tr> <td>Very High(100-180):</td><td>212.0</td><td>1.4%</td></tr> </table> Trapped Light: 1.9 0%		Lumens	Lumens%	Low(0-30):	1,219.1	8.1%	Medium(30-60):	5,561.6	37%	High(60-80):	3,208.3	21.4%	Very High(80-90):	41.6	0.3%	Low(0-30):	866.0	5.8%	Medium(30-60):	2,529.9	16.9%	High(60-80):	1,306.3	8.7%	Very High(80-90):	49.2	0.5%	High(90-100):	17.0	0.1%	Very High(100-180):	212.0
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200W (SLS-HO-04-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table																																																								
	Cutoff Classification: CUTOFF Distribution: TYPE III, SHORT Max Cd, 90 Deg Vert: 50.9 Max Cd, 80 to <90 Deg: 2,557.7	BUG Rating B4 - U3 - G4 Forward Light																																																								
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300W (SLS-HO-06-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table																																																								
	Cutoff Classification: SEMI-CUTOFF Distribution: TYPE III, SHORT Max Cd, 90 Deg Vert: 66.8 Max Cd, 80 to <90 Deg: 4,995.8	BUG Rating B4 - U4 - G4 Forward Light																																																								
	<table> <tr> <th></th><th>Lumens</th><th>% Lamp</th></tr> <tr> <td>Downward Street Side:</td><td>31,672.9</td><td>67%</td></tr> <tr> <td>Downward House Side:</td><td>14,942.0</td><td>31.6%</td></tr> <tr> <td>Downward Total:</td><td>46,614.8</td><td>98.6%</td></tr> <tr> <td>Upward Street Side:</td><td>217.9</td><td>0.5%</td></tr> <tr> <td>Upward House Side:</td><td>435.0</td><td>0.9%</td></tr> <tr> <td>Upward Total:</td><td>652.9</td><td>1.4%</td></tr> <tr> <td>Total Lumens:</td><td>47,267.7</td><td>100%</td></tr> </table>		Lumens	% Lamp	Downward Street Side:	31,672.9	67%	Downward House Side:	14,942.0	31.6%	Downward Total:	46,614.8	98.6%	Upward Street Side:	217.9	0.5%	Upward House Side:	435.0	0.9%	Upward Total:	652.9	1.4%	Total Lumens:	47,267.7	100%	<table> <tr> <th></th><th>Lumens</th><th>Lumens%</th></tr> <tr> <td>Low(0-30):</td><td>3,818.6</td><td>8.1%</td></tr> <tr> <td>Medium(30-60):</td><td>17,466.0</td><td>37%</td></tr> <tr> <td>High(60-80):</td><td>10,256.3</td><td>21.7%</td></tr> <tr> <td>Very High(80-90):</td><td>132.1</td><td>0.3%</td></tr> </table> Back Light <table> <tr> <td>Low(0-30):</td><td>2,738.1</td><td>5.8%</td></tr> <tr> <td>Medium(30-60):</td><td>7,859.7</td><td>16.6%</td></tr> <tr> <td>High(60-80):</td><td>4,178.2</td><td>8.8%</td></tr> <tr> <td>Very High(80-90):</td><td>165.9</td><td>0.4%</td></tr> </table> Uplight <table> <tr> <td>High(90-100):</td><td>50.0</td><td>0.1%</td></tr> <tr> <td>Very High(100-180):</td><td>602.9</td><td>1.3%</td></tr> </table> Trapped Light: 0.006 0%		Lumens	Lumens%	Low(0-30):	3,818.6	8.1%	Medium(30-60):	17,466.0	37%	High(60-80):	10,256.3	21.7%	Very High(80-90):	132.1	0.3%	Low(0-30):	2,738.1	5.8%	Medium(30-60):	7,859.7	16.6%	High(60-80):	4,178.2	8.8%	Very High(80-90):	165.9	0.4%	High(90-100):	50.0	0.1%	Very High(100-180):	602.9
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SLS-HO Series Photometrics Data



400W (SLS-HO-08-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table
	Cutoff Classification: SEMI-CUTOFF	BUG Rating B5 - U4 - G5
	Distribution: TYPE III, SHORT	Forward Light Lumens Lumens%
	Max Cd, 90 Deg Vert: 85.8	Low(0-30): 5,130.6 8.2%
	Max Cd, 80 to <90 Deg: 5,915.7	Medium(30-60): 23,346.2 37.2%
		High(60-80): 13,363.5 21.3%
		Very High(80-90): 168.8 0.3%
		Back Light
		Low(0-30): 3,619.9 5.8%
		Medium(30-60): 10,569.7 16.8%
		High(60-80): 5,570.9 8.9%
		Very High(80-90): 217.1 0.3%
		Uplight
		High(90-100): 64.0 0.1%
		Very High(100-180): 747.1 1.2%
		Trapped Light: 0.000 0%

500W (SLS-HO-10-T3M) Polar Candela	ROADWAY SUMMARY	LCS Table
	Cutoff Classification: CUTOFF	BUG Rating B5 - U5 - G5
	Distribution: TYPE III, SHORT	Forward Light Lumens Lumens%
	Max Cd, 90 Deg Vert: 119.4	Low(0-30): 6,095.6 8.1%
	Max Cd, 80 to <90 Deg: 5,994.7	Medium(30-60): 27,808.0 37%
		High(60-80): 16,041.7 21.4%
		Very High(80-90): 208.1 0.3%
		Back Light
		Low(0-30): 4,330.1 5.8%
		Medium(30-60): 12,649.3 16.9%
		High(60-80): 6,531.3 8.7%
		Very High(80-90): 245.9 0.3%
		Uplight
		High(90-100): 85.1 0.1%
		Very High(100-180): 1,060.2 1.4%
		Trapped Light: 9.6 0%

600W (SLS-HO-12-T4M) Polar Candela	ROADWAY SUMMARY	LCS Table
	Cutoff Classification: CUTOFF	BUG Rating B5 - U5 - G5
	Distribution: TYPE III, SHORT	Forward Light Lumens Lumens%
	Max Cd, 90 Deg Vert: 206.6	Low(0-30): 5,685.1 6%
	Max Cd, 80 to <90 Deg: 8,311.7	Medium(30-60): 35,588.1 37.6%
		High(60-80): 25,751.4 27.2%
		Very High(80-90): 551.2 0.6%
		Back Light
		Low(0-30): 3,320.8 3.5%
		Medium(30-60): 13,530.9 14.3%
		High(60-80): 8,600.0 9.1%
		Very High(80-90): 452.7 0.5%
		Uplight
		High(90-100): 114.8 0.1%
		Very High(100-180): 1,041.9 1.1%
		Trapped Light: 0.1 0%



14012 NW 12th Street
 Pembroke Pines, Fl. 33028
 (561) 702-1806
 TotalGardenSFL@gmail.com

Estimate

Date	Estimate #
3/29/2023	3488

Name / Address
Doral Common Corp ATTN: Rosana Castillo 10705 NW 33 St #100 Doral FL 33172

Job Site

TERMS AND CONDITIONS:: This estimate is valid for 30 days.
 A 50% deposit is required before commencement, the remaining balance is due once work has been completed.
 Total Garden is not responsible for any damage done to underground lines or pipes.
 All plants and trees have a 30 day warranty. This does not include neglect, theft, vandalism or any acts of nature.

Item	Description	Qty	Cost	Total
	INSTALL PLANTS AS PER LEGEND PROVIDED			
Miraguama Palm		4	750.00	3,000.00
Encephalartos		7	935.00	6,545.00
Royal palm		3	1,800.00	5,400.00
Thatch Palm		3	750.00	2,250.00
Purple Aechmea		12	85.00	1,020.00
Cottoneaster Dam...		26	45.00	1,170.00
Monstera		52	145.00	7,540.00
Yew Pine		88	85.00	7,480.00
Gardenia	Dwarf	36	20.00	720.00
Golden Shrimp		46	45.00	2,070.00
Cocoplum		34	45.00	1,530.00
Simpson's Stopper		23	425.00	9,775.00
Green Island Ficus		852	14.50	12,354.00
Giant Lily Turf		2,562	5.00	12,810.00
Asiatic Jasmin	Dwarf	548	5.00	2,740.00
Confederate Jasmine	Dwarf	234	5.00	1,170.00
Lantana Yellow		59	5.00	295.00
Approved and Authorized:		Date:	Total\$77,869.00	

ELECTRICAL MASTERS SYSTEM
CORP



Benny Marquetti
Business Number 305-9519372
8064 WEST 15 LANE HIALEAH FLORIDA 33014
☎ 305-951-9372
☎ 305-9519372
electricalmastersystem.com
electricalmastersystem@Gmail.com

ESTIMATE
EST0032

DATE
04/20/2023

TOTAL
USD \$45,000.00

TO
DORAL MANAGEMENT AND DORAL ESTATES
Paola
Nw 41 St 93 Court Dral 33178
☎ 305-591-8715
hoa@doralmanagement.com

DESCRIPTION	RATE	QTY	AMOUNT
Remodeling existing Guardhouse for new guardhouse and roundabout in Doral Estates this pricing is according and Floor Plan Electrical attached.	\$45,000.00	1	\$45,000.00
TOTAL			USD \$45,000.00

ESTIMATE

EST1243

My Lawn Service

DATE

Business Number 7867769282

05/07/2024

TOTAL

USD \$75,000.00

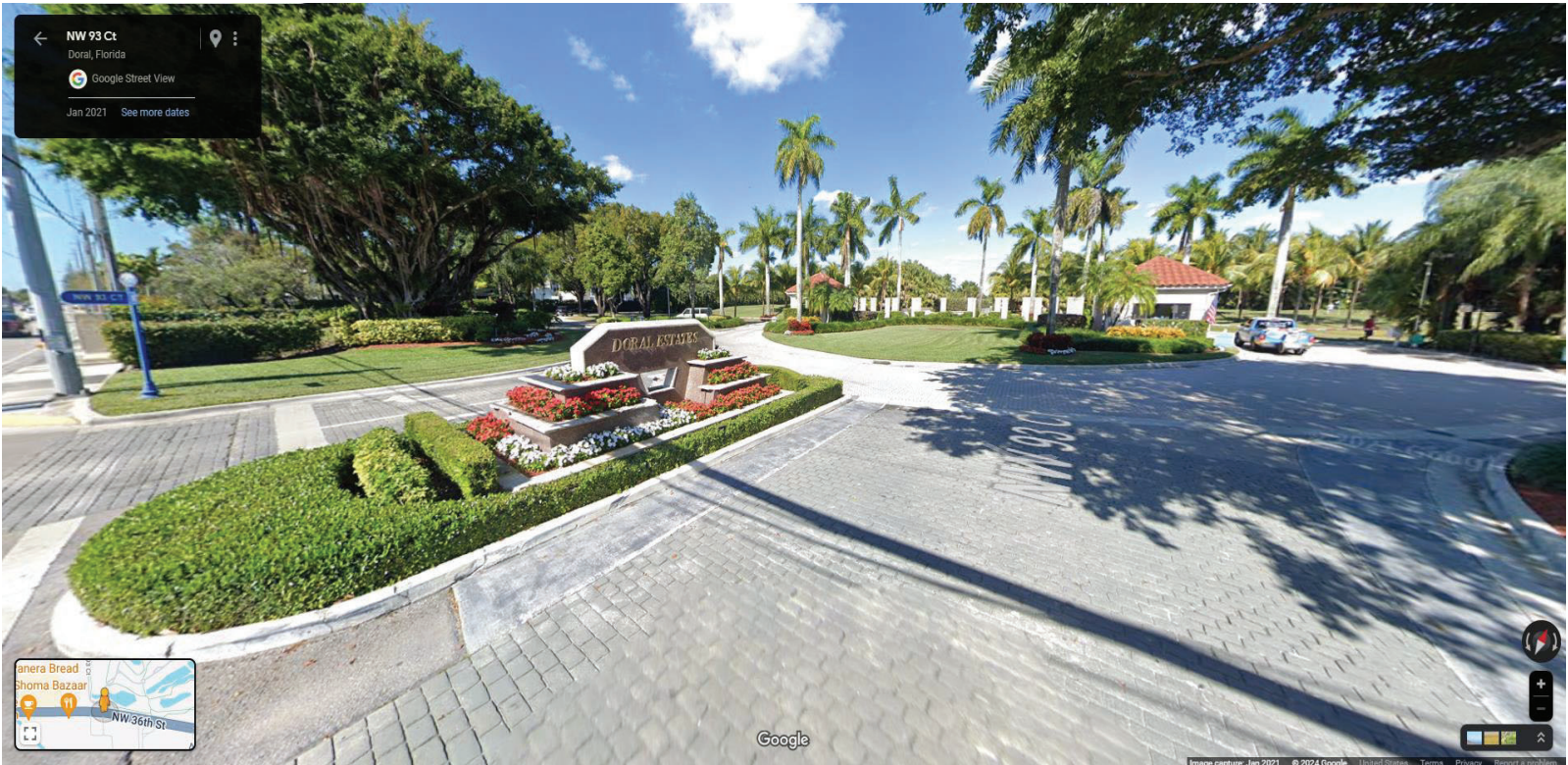
TO

Doral colony common

DESCRIPTION	RATE	QTY	AMOUNT
My lawn service purpose to deliver and install the following plants and palms at Doral Common: All areas will be properly prepped for installation, and a utility locator will be contacted to prevent any underground damage. Pictures before, after, and during will be provided. All debris will be picked up and properly disposed of, and areas will be left blown and clean. All plants and palms have a 5 month warranty. 4-miraguama plants 88 - yew pine (podocarpus) 23-simpson stopper 34-cocoplums 3 thatch palms 52-Monstera 36 - Gardenia 548-Asiatic jasmine 3-Royal palms 852- Green Island Ficus 59-Yellow Lantana 12-purple Aechmea 46-Golden shrimp 2,562 -Giant Lily Turf 7-Encephalartos 234-confederate jasmine 26-cottoneaster	\$75,000.00	1	\$75,000.00
TOTAL			USD \$75,000.00

Docusign Envelope ID: 80AC7B2C-84A9-4690-8C69-47607B137BA0

CURRENT CONDITION



CURRENT CONDITION



CONCEPTUAL RENDERING OF PROPOSED IMPROVEMENTS





FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY
PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS**

1. This form statement is submitted to Miami-Dade County

by Delia G. Arcelus (Print individual's name and title),
Homeowners Association
for Doral Estates (Print name of business submitting sworn statement)
whose business address is: 9401 NW 41st St (Address, City, State, Zip Code) Doral FL 33178
and if applicable its Federal Employer Identification Number (FEIN) is 59-2112599.
If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement.

2. I understand that a "public entity crime" as defined in paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to an directly related to the transactions of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to any bid or contract for goods or services to be provided to public entity or agency or political subdivision of any other conspiracy, or material misinterpretation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in an federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "Affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime, or
2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States within the legal power to enter into a binding contract and which bids or applies to bid on contracts of the provision of goods or entity. The term "person" includes those executives, partners, shareholders, employees, members, and agents who are active in management of an entity.



6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting sworn statement, not any of its officers, director, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity had been charged with and convicted of a public entity crime subsequent to July 1, 1989, **AND** (please indicate which additional statement applies.)

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent proceeding before a Hearing Officer of the State of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. Attach a copy of the final order.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED I PARAGRAPH 1(ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OR THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THAT PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 28.017 FLORIDA STATUTES FOR A CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(Signature)

Sworn to and subscribed before me this 9 day of May, 20 21.

Personally Known _____

Or produced identification FL Driver License Notary Public-State of Florida

February 6, 2026 Regina Amezcua My commission expires (Printed, typed or stamped commissioned name of notary public)



REGINA AMEZCUA
Commission # HH 224570
Expires February 6, 2026

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the bottom.

RESOLUTION No. 24-141

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE AWARD OF FISCAL YEAR 2024 CYCLE FAÇADE IMPROVEMENT GRANTS IN THE AMOUNT OF \$10,000.00 TO AMERICAS 7910 LLC; \$10,000.00 TO DORAL ESTATES HOMEOWNERS' ASSOCIATION INC; \$3,484.63 TO DORAL OFFICE PARK LLC; \$10,000.00 TO SANTORINI AT ISLANDS AT DORAL NEIGHBORHOOD ASSOCIATION INC; AND \$7,732.50 TO THE VILLAGE OF DORAL DUNES ASSOCIATION INC; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the "City") provides financial assistance to businesses, commercial property owners and homeowners associations in Doral through the Façade Improvement Grant in order to stimulate private sector investment, advance economic growth and encourage the beautification of buildings and communities within Doral; and

WHEREAS, the City received five (5) eligible applications in response to the FY24 Cycle of Façade Improvement Grant Applications by May 10th, 2024; and

WHEREAS, after careful review of the applications, the Façade Improvement Grant Evaluation Committee respectfully recommends that the Mayor and City Council approve Façade Improvement Grant awards to each of the following organizations:

1. Americas 7910 LLC - \$10,000.00
2. Doral Estates Homeowners Association Inc - \$10,000.00
3. Doral Office Park LLC - \$3,484.63
4. Santorini at Islands at Doral Neighborhood Association Inc - \$10,000.00
5. The Village of Doral Dunes Association Inc - \$7,732.50

WHEREAS, the Mayor and City Council believe that these Façade Improvement Grant awards will advance economic development and quality of life and otherwise be in

the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Approval. The Mayor and City Council, hereby approve a Façade Improvement Grant award of \$10,000.00 to Americas 7910 LLC, \$10,000.00 to Doral Estates Homeowners Association Inc, \$3,484.63 to Doral Office Park LLC, \$10,000.00 to Santorini at Islands at Doral Neighborhood Association Inc, and \$7,732.50 to The Village of Doral Dunes Association Inc.

Section 3. Implementation. The City Manager and City Attorney are hereby authorized to take such additional action as may be necessary to implement the purpose and provision of this Resolution.

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

The foregoing Resolution was offered by Vice Mayor Puig-Corve who moved its adoption.

The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

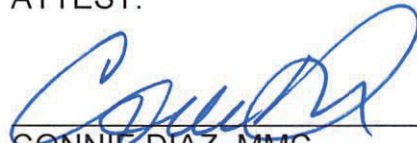
Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

PASSED AND ADOPTED this 12 day of June, 2024.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

GASTESI, LOPEZ & MESTRE, PLLC
CITY ATTORNEY

