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MINUTES OF THE
DOWNTOWN DORAL SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Wednesday, September 16, 2026, at 12:00 p.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird	Chairman
Jamie Mercado	Vice Chairman
Gerardo Cabral	Assistant Secretary
Felix Bravo	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Juan Alverez	District Engineer
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Juliana Duque	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Several Residents	(in person and by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Quesada called the meeting to order, called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS — Approval of Minutes of the August 19 2026 Meeting

Mr. Quesada requested the Board table the minutes from the August 19, 2026 meeting due to a few submitted corrections that needed to be included. He then stated they would have those minutes, along with the August 31, 2026 minutes on the next agenda. *(The Board had no objection to Mr. Quesada's request)*

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THRID ORDER OF BUSINESS — Consideration of Raptor Vac-Systems Storm Drain Maintenance Proposal

Mr. Quesada moved to item No. 3 consideration of Raptor Vac-Systems storm drain maintenance proposal indicating this item was included in the agenda on page 15 and was time sensitive in nature. He then gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, he asked for a motion to accept the proposal.

> On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, accepting the proposal from Raptor Vac-Systems storm drain cleaning not to exceed $12,000 was approved.

FOURTH ORDER OF BUSINESS — Club Acquisition Update

A. Discussion of:

1) **Clubhouse Management Agreement(s)**
2) **Clubhouse Hours of Operation, and Schedule of Fees and Charges**
3) **Clubhouse Rules**
4) **Due Diligence Items**

Mr. Quesada moved to item No. 4A-1, club acquisition update and stated at the direction of the Board he had reviewed the current clubhouse agreements with the Chairman. He then asked Mr. Cochran to provide any updates relating to the assignment and assumption portion.

Mr. Cochran gave a brief update on the purchase and sales agreement (PSA), stating one of the aspects at closing would be that the District would assume the agreements that the present club owner had with the various current vendors. He also indicated the Board would be able to change those if they wanted to and gave a few examples of agreements that could be renegotiated or terminated if the District wanted to enter into agreements with different contractors. He also made a few additional comments relating to the PSA as well.

(At this point there was a discussion among the Board members and Mr. Cochran relating to this item)(The Board requested District staff to obtain a club management proposal from Miami Management (MMI) to manage the entire clubhouse instead of having two separate companies.

Mr. Quesada moved to item No. 4A-2, clubhouse hours of operation, fees and charges and gave a brief explanation of this item. He indicated that Ms. Duque had circulated an email as well regarding the current fees and they were still waiting on some

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information from the underwriter to determine what those fees would be since some of the items were related to the bonds.

Mr. Cochran also made some additional comments relating to the clubhouse hours, fees and charges, as well as the clubhouse rules, indicating these items were for informational purposes for the Board's review, they did not need to make any decisions at this time.

(At this point there was a discussion among the Board members, Mr. Cochran and Mr. Quesada relating to this item)(The Board would email the District Manager individually with their comments regarding the clubhouse rules prior to the 10/1/26 meeting)

Mr. Quesada moved to item No. 4A-4 due diligence items and gave a brief explanation stating the survey had been requested and that should be happening on Friday due to being time sensitive. He also stated he ordered the environmental study as well and they are currently coordinating and scheduling that with the club management. Mr. Quesada also made a few additional comments relating to this item as well.

B. Update Regarding Bond Validation Proceeding

Mr. Quesada moved to item 4B, update regarding the bond validation proceeding and asked Mr. Cochran to present this item.

Mr. Cochran provided a brief update on the bond validation proceeding stating at the last meeting there was a tentative date scheduled, and now the date was confirmed with the judge for October 12th. He also made some additional comments relating to this item as well.

FIFTH ORDER OF BUSINESS Staff Report

Mr. Quesada stated due to time constraints of the meeting he would go through the next few items fairly quickly.

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Cochran gave a brief update relating to the 2026 legislative update memorandum and some of the new laws related to CDDs.

B. Engineer

Mr. Alvarez gave a brief update stating he was coordinating with the inspections and everything was going along well.

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C. Field Manager – Field Report

Mr. Quesada indicated under the field report he wanted to inform the Board the awning at the playground was at the end of the life cycle and they had tried numerous repairs, and now it was at a point where it needed to be replaced. Mr. Quesada stated this item was included in the agenda on page 83.

(At this point there was a brief discussion among the Board members and Mr. Quesada relating to this item)(The Board requested staff to completely remove the awning and look into some options for preventing people from climbing on the canopy)

D. Manager

1) Final Approval of the FY2025-2026 Report Performance Measures and Standards

Mr. Quesada presented the final approval of the FY2025-FY2026 report on the District's performance measures and standards, which was included in the agenda and gave a brief explanation of the report stating the District had met all of their objectives for the year. Mr. Quesada then asked for any questions or comments and upon hearing none, asked for a motion to accept the report.

> On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards was approved.

2) Consideration of the FY2026-2027 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Quesada presented the FY2026-FY2027 performance measures and standards,

which was included in the agenda and gave a brief explanation stating the performance measures and standards were exactly the same as last year. He then asked for any questions or comments and upon hearing none, asked for a motion to accept.

> On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

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SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Approval of Unaudited Financials

Mr. Quesada presented the check register and the unaudited financials and asked for any questions or comments. Upon not hearing any, he asked for a motion to accept the financial reports.

> On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments*

Mr. Quesada asked if there were any audience comments at this time. There were no comments from the audience.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Quesada asked if there were any Supervisor's requests at this time. *(There were no comments)*

NINTH ORDER OF BUSINESS Adjournment

Mr. Quesada asked for a motion to adjourn the meeting.

> On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, the Meeting was adjourned.

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Ben Quesada
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Secretary /Assistant Secretary

DocuSigned by:
61BEAA255DF1463...
Chairman / Vice Chairman

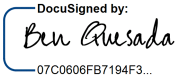
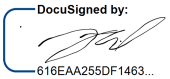
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/22/2026 6:05:11 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	10/22/2026 6:17:30 AM
Signing Complete	Security Checked	10/22/2026 6:17:38 AM
Completed	Security Checked	10/22/2026 6:20:34 AM

Payment Events	Status	Timestamps