

***Downtown Doral South
Community Development District***

October 21, 2026

Downtown Doral South

Community Development District

Agenda

Seat 4: Francisco Bird – C.	
Seat 3: Jaime Mercado – V.C.	
Seat 5: Lidy Hernandez – A.S.	
Seat 1: Gerardo Cabral – A.S.	
Seat 2: Felix Bravo – A.S.	

Wednesday
October 21, 2026
6:00 p.m.

Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
Join the meeting now

Meeting ID: 281 981 539 812 1 and Passcode: aZ7TE2ja
1 872-240-4685 and Phone Conference ID: 673 008 675#

1. Roll Call
2. Approval of Minutes of September 16, 2026 and October 1, 2026 Meetings – **Page 3 and Page 8**
3. Ratification of Consulting Agreements:
 - A. PT Suppliers LLC – **Page 18**
 - B. ME Engineering Consultants, Inc. – **Page 38**
4. Discussion of:
 - A. Clubhouse Management Proposal with Miami Management – **Page 60**
 - B. Lease Agreements for Club Office Spaces
 - C. Club Due Diligence Period Update
5. Update on Clubhouse Fees
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – **Page 80**
 - D. Manager
7. Audience Comments – **As per District's rules, each speaker has 3 minutes to provide comments**
8. Supervisors Requests
9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.downtowndoralouthcdd.com>

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 Alvarez	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)*

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

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.

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.

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.

Secretary /Assistant Secretary

Chairman / Vice Chairman

MINUTES OF THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Downtown Doral South Community Development District was held on Thursday, October 1, 2026 at 6:00 p.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

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

Also present were:

Scott Cochran	District Counsel
Juan Alvarez	District Engineer
Ben Quesada	District Manager
Juliana Duque	Governmental Management Services
Phillip Gildan	Special Counsel (Rules) (by phone)
Steve Sanford	Bond Counsel (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 and August 31, 2026 Meetings

Mr. Quesada then presented the minutes from the August 19, 2026 and August 31, 2026 meetings and stated those were included in the agenda package. He then asked for any comments or corrections from the Board and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, the Minutes of the August 19, 2026 and August 31, 2026 Meetings were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Special Assessments

Mr. Quesada presented item No. 3, the public hearing to consider the imposition of Special Assessments and stated this item was included in the agenda.

A. Motion to Open the Public Hearing

Mr. Quesada then asked for a motion to open the public hearing.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Quesada moved to the public comment and discussion portion of the public hearing and stated he had received a couple of objection letters included in the agenda that he would go over, however, he wanted to move down the agenda to the engineers report and master assessment methodology since those reports would cover many of the questions reflected in those letters relating to the financial matters regarding the club acquisition. He also indicated that since they were in the public comment portion of the hearing the audience would have the opportunity to make any statements or comments before any actions were taken by the Board, and with that being said Mr. Quesada moved forward with the agenda and asked Ms. Duque to make a few comments at this time.

Ms. Duque introduced herself as a GMS team member stating this public hearing was to consider the imposition of Special Assessments in connection with the District's proposed acquisition of the Residences at Downtown Doral Club and all related amenities, certain repairs and improvements to the facilities, and initial operations and maintenance costs. She also stated the Board had previously accepted the District Engineer's Report, as well as the Master Assessment Methodology Report. Ms. Duque then made a few additional comments, gave a brief explanation of the objection letters GMS had received and gave a response relating to those items, and then asked the Board if they had any questions about the objection letters. *(The Board had no questions or comments at this time)*

Mr. Quesada then stated again they were still under the public comment portion of the public hearing and he opened the floor for any comments. *(There were no public comments at this time)* Mr. Quesada then stated hearing no public comments he would close the public comment and discussion portion of the meeting.

C. Acceptance of Engineer's Report

Mr. Quesada then moved to item C, acceptance of the Engineers Report and asked Mr. Alvarez to provide his comments on the Engineer's Report.

Mr. Alvarez stated this report was previously presented, accepted and approved by the Board at a prior meeting. He then gave a brief explanation of his report, how the market value and purchase price of the clubhouse was determined, and the improvements the Board had expressed they would like to make, stating this was presented to the residents for their information.

Mr. Quesada then asked for any questions or comments from the Board. *(There were no comments at this time)* He then asked for any questions or comments from the attending audience.

(At this point there was a Q&A session between Mr. Alvarez, Mr. Quesada, Ms. Duque and the attending audience relating to the Engineer's Report, the difference between the potential repairs and improvements and the current assessments being paid to the clubhouse)(At this time Mr. Cabral left to attend another meeting)

Mr. Quesada then asked for any additional comments or questions and upon hearing none, he asked for a motion to approve the Engineer's Report.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, accepting the Engineer's Report was approved.
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D. Acceptance of Master Assessment Methodology

Mr. Quesada moved on to item D, acceptance of Master Assessment Methodology and asked Ms. Duque to provide her comments and presentation on the Master Assessment Methodology Report.

Ms. Duque then gave a brief explanation to the attending audience of what a CDD is, the purpose of a CDD, and when the Downtown Doral South CDD was established. She also provided a slide presentation of the Master Assessment Methodology Report and stated this report was previously presented, accepted and approved by the Board at a prior meeting.

Mr. Quesada then asked for any questions or comments from the Board. *(There were no comments at this time)* He then asked for any questions or comments from the attending audience.

(At this point there was a Q&A session between Ms. Duque, Mr. Quesada and the attending audience relating to a potential appraisal and the Assessment Methodology Report)

Mr. Quesada then asked for any additional comments or questions and upon hearing none, he asked for a motion to approve the Master Assessment Methodology.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, accepting the Master Assessment Methodology Report was approved.

E. Approving the Project and Declaring Special Assessments will Fund the Project

Mr. Quesada moved on to item E, approving the project and declaring Special Assessments will fund the project and asked Ms. Duque to provide her comments.

Ms. Duque then gave a brief explanation to the Board and the attending audience relating to this item. She then asked for any questions or comments and upon hearing none, she asked for a motion to approve.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, approving the project and declaring Special Assessments will fund the project was approved.

F. Equalization of Assessments

Ms. Duque then gave a brief explanation of item F, equalization of assessments to the Board and the attending audience relating to this item. She then asked for any questions or comments and upon hearing none, she asked for a motion to approve.

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, equalization of assessments was approved.

G. Adoption of Resolution #2027-01 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Ms. Duque gave a brief explanation of item G, Resolution #2027-01 authorizing projects, levying Special Assessments, and confirming intention to issue bonds, to the Board

and the attending audience. She then asked for any questions or comments and upon hearing none, she asked for a motion to adopt the resolution.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, Resolution #2027-01 authorizing projects, Levying Special Assessments, and confirming intention to issue bonds was approved.

H. Motion to Close the Public Hearing

Ms. Duque then asked for a motion to close the public hearing.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS

Consideration of the Preliminary First Supplemental Methodology Report

Mr. Quesada presented the consideration of the preliminary First Supplemental Methodology Report and asked Ms. Duque to provide her comments.

Ms. Duque gave a brief presentation to the Board and the attending audience relating to this item. She then asked for any questions or comments and upon hearing none, she asked for a motion to approve the Preliminary First Supplemental Methodology Report in substantial final form.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, accepting the Preliminary First Supplemental Methodology Report in substantial final form was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2027-02 Bond Delegation Resolution

- A. Exhibit A – Bond Purchase Contract**
- B. Exhibit B – Preliminary Limited Offering Memorandum Statement**
- C. Exhibit C- Continuing Disclosure Agreement**
- D. Exhibit D – Fifth Supplemental Trust Indenture**

Mr. Quesada moved to item No. 5, consideration of Resolution #2027-02, the bond delegation resolution, and indicated this item was included in the agenda on page 120. He then asked Mr. Sanford to present this item.

Mr. Sanford then gave a brief explanation of the bond delegation resolution relating to certain parameters set by the Board, the terms and conditions of the bonds, how the bonds are marketed, as well as the attached exhibits to the resolution. He then asked for any questions or comments and upon hearing none, he asked for a motion to adopt the resolution.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, Resolution #2027-02 Bond Delegation Resolution and the attached exhibits were approved.

SIXTH ORDER OF BUSINESS

Discussion of:

A. Clubhouse Rules, Regulations & Fees

Mr. Quesada moved to item No. 6A, discussion of the clubhouse rules, regulations and fees and indicated this item was included in the agenda on page 296. He also stated the Board had an opportunity to review the rules and share their comments, and he did not receive any comments from the Board relating to any of the rules. Mr. Quesada also indicated that Special Counsel, Phillip Gildan, was on the phone to provide his comments. He then asked Mr. Cochran if he had any comments he wished to make at this time.

Mr. Cochran then made a few comments stating this item was discussed at the previous meeting and indicated at that time there were some changes to the hours of operation so he would forward those on to Mr. Gildan to implement in addition to one particular rule that was discussed which he would also inform Mr. Gildan about. Mr. Cochran also stated this item was put back on the agenda to give the Board another opportunity to look at the rules and give input since it would be in conjunction with the clubhouse transaction and the Board would need to adopt the rules through a public hearing process which would need to be advertised per Florida Statute. He then stated they would be looking to hold the public hearing on November 18, 2026 and the potential final rules would need to be established before the advertisement went out, and the rules could be tweaked if necessary at the public hearing.

Mr. Gildan indicated he was fine with the comments Mr. Cochran had stated and he would get together with him to make those changes.

Mr. Cochran then made a few additional comments relating to setting fees, going through the process to establish those fees, setting a fee schedule, etc. He then suggested, due to timeframe constraints, the Board could authorize one Board member to work with

District staff to come up with the fee amounts so those could be included in the advertisement and then subsequently adopted at the public hearing.

(At this point there was a brief discussion among the Board members and Mr. Cochran relating to this item)(The Board agreed to appoint Mr. Bravo to work with District staff regarding the club fees)

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, Appointing Felix Bravo as Board liaison to work with District staff on the final preparation of the rules, regulations and fees and also allowing him to discuss any draft changes to the rules for the Public Hearing on November 18, 2026 at 12:00 p.m. at 4651 NW 82nd Avenue, Doral, Florida was approved.

B. Parking Rules

Mr. Quesada moved to item No. 6B, discussion of the parking rules, and indicated this item was included in the agenda on page 346. He then gave a brief explanation relating to the parking rules for the CDD area stating these rules could also be included in the same advertisement for the clubhouse rules and be included in the agenda for the public hearing on November 18th.

Mr. Cochran then made a few additional comments relating to the parking rules indicating the Board had discussed and approved the parking rules at a previous meeting, and to take advantage of the cost savings it would be prudent to advertise the parking rules at the same time as the club rules, regulations and fees public hearing on November 18th. He then asked for any questions or comments, and upon hearing none, he asked for a motion to notice the public hearing to adopt the parking rules on November 18, 2026 at 12:00 p.m.

On MOTION by Mr. Bravo seconded by Mr. Bird with all in favor, authorizing to notice a Public Hearing on November 18, 2026 at 12:00 p.m. at 4651 NW 82nd Avenue, Doral, Florida to adopt the Club Parking Rules was approved.

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and the attending audience relating to the annual clubhouse membership for residents and non-residents)

C. Clubhouse Management Proposal with Miami Management

Mr. Quesada moved to item 6C, discussion of the clubhouse management proposal with Miami Management (MMI). He then gave a brief explanation stating this item was discussed at a previous meeting, and there were also existing agreements in place for running the clubhouse. Mr. Quesada also indicated the main purpose for the proposal was to make sure the clubhouse facility was properly staffed and had all the proper services going forward once the clubhouse transaction had been completed.

(At this point there was a short presentation from one of the Miami Management representatives in attendance. Following the presentation there was a lengthy discussion among the Board members, Miami Management representatives, Ms. Lon, and Mr. Quesada relating to this item)(The Board requested a revised proposal to include an assistant club director to be presented at the October 21, 2026 Board meeting)

SEVENTH ORDER OF BUSINESS

Staff Report

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Field Manager

There not being any, the next item followed

D. Manager

Mr. Quesada indicated they had covered all the items on the agenda and there were no regular staff reports at this time, however he wanted to bring up for discussion the leasing of the office spaces. He stated there was office space currently being leased and occupied in the building and two smaller rooms as well, one of which would be remodeled with the club improvements, and the other one was an existing management office. Mr. Quesada also stated they have three different HOA associations leasing space as well. He then asked Mr. Cochran for his comments on this item.

Mr. Cochran stated part of the purchase and sales agreement (PSA) would entail the District to assume and be assigned certain agreements that the current club owners have with various entities not only with the service providers but also the leases the three different HOA associations have. He indicated the default would be if the closing happens the District would assume those leases. Mr. Cochran then made a few additional comments indicating

currently there was no accurate description of the office space being leased and not much clarity as to which HOA association was leasing which space. He stated the Board could resolve the issue either by assuming and being assigned everything at closing, or they could try and work on new lease documents that would take effect at closing, which is what he was recommending. Mr. Cochran then stated if the Board was interested in redesigning the HOA leases and the associations were also agreeable, the most efficient way would be to authorize one Board member to work with District staff to work on drafting new leases to be presented to the Board for approval at the next Board meeting.

(At this point there was a brief discussion among the Board members and Mr. Cochran relating to this item)(The Board agreed to appoint Mr. Bird to work with District staff regarding the new HOA lease agreements for office space to bring back to the next Board meeting)

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, authorizing to appoint Francisco Bird as liaison to work with District staff on new HOA lease agreement drafts for leasing office space at the clubhouse to be presented to the Board at the next meeting was approved.

Mr. Cochran also gave a brief update related to the PSA stating they were now in the title review period, which was actually shorter than the due diligence period called the feasibility period, and stating that the title review period currently expires on October 13th. He also stated they asked the sellers to extend the title review period because the sellers did not provide certain documents in a timely manner relating to the lien search and title commitment which were eventually provided a few days later. Mr. Cochran then made a few additional comments relating to this item and recommended if the Board had any additional input or concerns they could appoint one Board member to work with District staff on the title review just in case anything needed to be done before the expiration of the review period.

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, authorizing to appoint Francisco Bird as liaison to work with District staff relating to the title review process was approved.

Mr. Cochran also mentioned there were some open permits that had come up and one of the seller's obligations under the PSA was to work on getting those closed out,

however some permits would be transferred over to the District as well which the District Engineer was currently working on.

(At this point there was a brief discussion among the Board members, Mr. Cochran and Mr. Quesada relating to this item)

EIGHTH 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 other audience comments at this time. There were no further comments from the audience.

NINTH ORDER OF BUSINESS

Supervisors Requests

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

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

CONSULTING AGREEMENT

(Mechanical, Electrical, and Plumbing Property Condition Assessment 2026)

THIS CONSULTING AGREEMENT (“Agreement”), dated the 28 day of
September, 2026, is by and between:

DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Doral, Miami-Dade County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

ME ENGINEERING CONSULTANTS, INC., a Florida corporation, whose principal address is 11401 SW 40th Street, Suite 301, Miami, Florida 33165 (the "Consultant").

WITNESSETH:

WHEREAS, White Course Lennar, LLC and CC-WCD TIC, LLC (collectively, the “Club Owner”) own certain clubhouse facilities, including a clubhouse located at 4651 NW 82nd Avenue, Doral, Florida 33166 and an accompanying fitness center located at 8151 NW 46th Terrace, Doral, Florida 33166 (collectively, the “Clubhouse Facilities”), located within the boundaries of the District; and

WHEREAS, the District is a prospective purchaser of the Clubhouse Facilities and desires to retain an independent consultant to perform an inspection of the Clubhouse Facilities and prepare and provide a Mechanical, Electrical, and Plumbing Property Condition Assessment report (the “Project”), all as more particularly described in the Proposal (hereinafter defined); and

WHEREAS, the Consultant has submitted its proposal, dated September 8, 2026 (the “Proposal”) to complete the Project, which is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the District desires for the Consultant to complete the Project as described herein and in the Proposal; and

WHEREAS, the Consultant represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project; and

WHEREAS, the Consultant is willing and able to render professional consultant services for such Project, as defined, for the compensation and on the terms hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1
RECITALS

1.1. Each recital set forth above is true and correct and herein incorporated by this reference.

ARTICLE 2
SERVICES AND RESPONSIBILITIES

2.1. Consultant hereby agrees to perform an inspection and prepare and provide a Mechanical, Electrical, and Plumbing Property Condition Assessment report, as more particularly described in the Proposal.

2.2 In the event of a conflict between the terms and conditions set forth in this Agreement and those set forth in the Proposal, such conflict shall be resolved in favor of terms and conditions provided for in this Agreement.

2.3 Consultant shall furnish all services, labor, equipment and materials necessary and as may be required in the performance of this Agreement and all work performed under this Agreement shall be done in a professional and timely manner.

2.4 Consultant hereby represents to District, with full knowledge that District is relying upon these representations when entering into this Agreement with Consultant, that Consultant has the professional expertise, experience, and personnel to perform the services to be provided by Consultant pursuant to the terms of this Agreement.

2.5 District agrees to assist and cooperate with Consultant in the performance of this Agreement by providing Consultant with information required in the performance of Consultant's services hereunder.

2.6 Consultant hereby represents to District that it has obtained or will obtain permission from the Club Owner and, if applicable, any lessee of any portion of the Clubhouse Facilities, to enter the Clubhouse Facilities and, if applicable, any leased area, and to perform the Project as defined herein and in the Proposal. Consultant agrees not to cause any damage or make any physical changes to the Clubhouse Facilities or interfere with the rights of any parties who may have a legal right to use or occupy the Clubhouse Facilities (including, without limitation, those using the Clubhouse Facilities, employees, licensees, and service providers).

ARTICLE 3
TERM AND TERMINATION

3.1 This Agreement shall commence upon execution of the parties (the “Commencement Date”) and continue, unless otherwise terminated as provided herein, through the completion of the Project. The Project schedule shall result in the project or work being completed within 15 working days from the execution of this Agreement by the parties and Consultant’s receipt of the deposit amount described in Section 4.2 below.

3.2 This Agreement may be terminated by either party with or without cause, immediately upon seven (7) calendar days written notice to the other party. Upon termination by either party, the Consultant shall cease all work performed hereunder and District shall pay to Consultant any earned and unpaid portion of the compensation due Consultant pursuant to Article 4. In the event that Consultant abandons this Agreement or causes it to be terminated, Consultant shall indemnify the District against any loss pertaining to this termination. Consultant shall furnish all documents, plans and work product belonging to the District upon expiration or termination of the Agreement, provided all work performed has been paid in full.

ARTICLE 4 **COMPENSATION AND METHOD OF PAYMENT**

4.1. The District agrees to compensate the Consultant in accordance with the terms and conditions set forth in this Agreement, the Proposal, and upon approval by the District a total not-to-exceed amount of **SIXTEEN THOUSAND DOLLARS (\$16,000.00)** (“Total Contract Amount”), as set forth in the Proposal.

4.2 In accordance with the Proposal, the District will pay a deposit in the amount of \$3,200.00 upon execution of this Agreement by both parties. Final payment of the remaining portion of the Total Contract Amount (\$12,800.00) will be made upon completion of the Project and acceptance of the Consultant’s inspection report by the District, as set forth in the Proposal. Invoices shall be generated from the Consultant and delivered to the District so that payments can be made in accordance with the foregoing schedule.

4.3 Payment will be made by District to Consultant at the address provided in Article 6 hereinbelow, unless otherwise directed in writing by Consultant.

ARTICLE 5 **CHANGES TO SCOPE OF WORK AND ADDITIONAL WORK**

Within the scope of the Project, District or Consultant may request changes that would increase, decrease, or otherwise modify the scope of services to be provided under this Agreement. Such changes or additional services must be contained in a written amendment or addendum, executed by the Parties hereto, with the same formality and with equal dignity herewith prior to any deviation from the term or scope of this Agreement, including the initiation of any additional or extra work. In no event will Consultant be

compensated for any work which has not been described in this Agreement or in a separate written agreement or addendum executed by the Parties hereto.

ARTICLE 6 **MISCELLANEOUS**

6.1. General Insurance Requirements.

6.1.1. Consultant shall not commence performance hereunder until it has obtained all insurance required under this Section 6.1 (including all subsections) and such insurance has been approved by the District Manager of the District or her designee.

6.1.2. Certificates of Insurance reflecting evidence of the required insurance shall be filed with the District Manager prior to the commencement of this Agreement. These Certificates shall contain a provision that coverages afforded under these policies will not be cancelled until at least thirty days (30) prior written notice has been given to the District. Policies shall be issued by companies authorized to do business under the laws of the State of Florida. Financial Ratings must be not less than "A-VI" in the latest edition of "Best Key Rating Guide", published by A.M. Best Guide.

6.1.3. Insurance shall be in force until the obligations required to be fulfilled under the terms of the Agreement are satisfied. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then in that event, the Consultant shall furnish, at least forty-five (45) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the Agreement and extension thereunder is in effect. The Consultant shall not continue to perform services pursuant to this Agreement unless all required insurance remains in full force and effect.

6.1.4. Commercial General Liability Insurance for bodily injury, death, or property damage, with minimum limits of coverage of One Million and No/100 Dollars (\$1,000,000.00) combined single limit occurrence. Coverage shall include, but not be limited to, Premises and Operation, Per Project Aggregate, Personal Injury, Contractual for this Agreement, Independent Contractors, Broad Form Property Damage, and Products and Completed Operations Coverage.

6.1.5. Workers Compensation and Employers Liability Insurance in complete compliance with all federal and state laws.

6.1.6. Business Automobile Liability Insurance which coverage shall not be less than One Million and No/100 Dollars (\$1,000,000.00).

6.1.7. Consultant shall have its insurer name the **Downtown Doral South Community Development District** (defined to mean the District, its officers, agents,

employees, and representatives) and the Club Owner (as first defined above) as additional insureds or certificate holders on Consultant's General Liability policy.

6.1.8. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

6.2. **Indemnification.**

6.2.1 Consultant shall indemnify and save harmless and defend the District, its elected and appointed officials, agents, servants and employees, and Club Owner, its directors, officers, agents, servants, and employees (hereafter, the "Indemnified Parties") from and against any and all claims, demands, or causes of action of whatsoever kind or nature sustained by the Indemnified Parties or any third party arising out of, or by reason of, or resulting from errors, omissions, or negligent acts of Consultant, its agents, servants or employees in the performance under this Agreement, for all costs, losses and expenses, including but not limited to, damages to persons or property, judgments and attorneys' fees arising out of or in connection with the performance by Consultant pursuant to this Agreement.

6.2.2 Consultant shall indemnify the Indemnified Parties for all loss, damage, expense or liability including, without limitation, court costs and attorneys' fees that may result by reason of any infringement or claim of infringement of any patent, trademark, copyright, trade secret or other proprietary right relating to services furnished pursuant to this Agreement. Consultant will defend and/or settle at its own expense, with legal counsel chosen by the Indemnified Parties, any action brought against the Indemnified Parties to the extent that it is based on a claim that products or services furnished to District by Consultant pursuant to this Agreement, or if any portion of the services or goods related to the performance of the service becomes unusable as a result of any such infringement or claim.

6.2.3 The Parties recognize that various provisions of this Agreement, including but not limited to this Section, provide for indemnification by the Consultant and requires a specific consideration be given therefor. The Parties therefore agree that the sum of Ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged, is the specific consideration for such indemnities, and the providing of such indemnities is deemed to be part of the specifications with respect to the services to be provided by Consultant. Furthermore, the Parties understand and agree that the covenants and representations relating to this indemnification provision shall survive the term of this Agreement and continue in full force and effect as to the Party's responsibility to indemnify.

6.3. **Independent Contractor.** This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that the Consultant is an independent Consultant under this Agreement and not the District's employee for any

purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Worker's Compensation Act, and the State Unemployment Insurance law. The Consultant shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Consultant's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Consultant, which policies of Consultant shall not conflict with District, local, State, or United States policies, rules or regulations relating to the use of Consultant's funds provided for herein. The Consultant agrees that it is a separate and independent enterprise from the District, that it had full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Consultant and the District and the District will not be liable for any obligation incurred by Consultant, including but not limited to unpaid minimum wages and/or overtime premiums.

6.4. Assignments; Amendments.

6.4.1. This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by Consultant without the prior written consent of District. For purposes of this Agreement, any change of ownership of Consultant shall constitute an assignment which requires District approval. However, this Agreement shall run to the District and its successors and assigns.

6.4.2. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

6.5. No Contingent Fees. Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Consultant any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the District shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

6.6. Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and that places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For

the present, the Consultant and the District designate the following as the respective places for giving of notice:

DISTRICT: Downtown Doral South Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

Copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

CONSULTANT: ME Engineering Consultants, Inc.
11401 SW 40th Street, Suite 301
Miami, Florida 33165
Attn: Zoila Morales, President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

6.7. Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has the full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

6.8. Legal Representation. It is acknowledged that each party had the opportunity to be represented by counsel in the preparation of and contribution to the terms and conditions of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both Parties.

6.9. Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

6.10. Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of

this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

6.11. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Florida with venue lying in Miami-Dade County, Florida.

6.12. Attorney's Fees. In the event that either party brings suit for enforcement of this Agreement, each party shall bear its own attorney's fees and costs.

6.13. Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral.

6.14. Public Records.

6.41.1. Consultant shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the 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; and
3. 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 contract term and following completion of the Agreement if the Consultant does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Consultant or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Consultant transfers all public records to the District upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be

provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

6.14.2. Consultant acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Consultant shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Consultant acknowledges that should Consultant fail to provide the public records to the District within a reasonable time, Consultant may be subject to penalties pursuant to Section 119.10, Florida Statutes.

16.14.3. IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONSULTANT MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8881
EMAIL: RECORDS@GMSSE.COM**

6.15. **E-Verify.** The Consultant, on behalf of itself and its subconsultants, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Consultant further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Consultant agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Consultant shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Consultant is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Consultant shall require an affidavit from each subconsultant providing that the subconsultant does not employ, contract with, or subcontract with an unauthorized alien. The Consultant shall

retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subconsultant of the Consultant is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Consultant and order the Consultant to immediately terminate its subcontract with the subconsultant. The Consultant shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection

6.16. Equal Employment Opportunity. In the performance of this Agreement, the Consultant shall not discriminate against any firm, employee or applicant for employment or any other firm or individual in providing services because of sex, age, race, color, religion, ancestry or national origin.

6.17. Waiver. Any failure by Consultant to require strict compliance with any provision of this contract shall not be construed as a waiver of such provision, and Consultant may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

6.18. Examination of Site. Consultant agrees that it shall be held responsible for having examined the site(s) and the location of all proposed work associated with the Project and has satisfied itself from personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the compensation set forth herein.

6.19. Responsible Vendor Determination. Consultant is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

6.20. Scrutinized Company or Other Entity Certification. Consultant hereby certifies that as of the date below Consultant is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Consultant further certifies that:

6.20.1. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Consultant is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations

with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

6.20.2. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Consultant does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Consultant does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Consultant is not engaged in business operations in Cuba or Syria.

Consultant understands that this Agreement may be terminated at the option of the District if Consultant is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

6.21. **Convicted Vendor List.** Consultant hereby certifies that neither Consultant nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

6.22. **Protection of Property and Public.**

6.22.1. Consultant shall continually maintain adequate protection of the Clubhouse Facilities and all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Project provided pursuant to this Agreement. Consultant shall make redress for any such damage, injury or loss. Consultant shall adequately protect adjacent property as provided by law and this Agreement.

6.22.2. Consultant shall properly maintain at all times, as required by the conditions and progress of the Project, all necessary safeguards on or near the area or areas where the Project is being performed. Consultant shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

6.22.3. Consultant shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's, of any land adjoining any work sites, which may be caused by Consultant or Consultant's employees or subcontractors, or which he or they might have prevented. Consultant shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Consultant's and subcontractor's employees.

6.22.4. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Consultant.

6.22.5. Consultant shall use due care to protect the Clubhouse Facilities and the property of the District, its residents, and landowners from damage. Consultant agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

6.23. **Anti-Human Trafficking Affidavit.** Consultant shall provide the District with an affidavit executed by an officer or representative of the Consultant under penalty of perjury attesting that the Consultant does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

6.24. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**DOWNTOWN DORAL SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

07C0606FB7194F3...

DocuSigned by:

By: 616EAA255DF1463...

Print name: Ben Quesada
~~Secretary~~/Assistant Secretary

Print name: Francisco Bird
Chair, Board of Supervisors

____ day of _____, 2026
10/8/2026

Witnesses:

**ME ENGINEERING CONSULTANTS,
INC., a Florida corporation**



Mileynis Trejo
Print Name



Julia Morales
Print Name

By: 

Print name: Zoila Morales

Title: President

28 day of September, 2026

EXHIBIT A
PROPOSAL



ME Engineering Consultants, Inc.
11401 SW 40th Street. Suite 301
Miami, FL 33165
Off.- (786) 275-4635
Cell.- (305) 905-4652

September 8, 2026

Attn: Mr. Juan Alvarez
Downtown Doral South Community Development District .
District Engineer
Alvarez Engineers, Inc.
8935 NW 35th Ln #101,
Doral, FL 33172

Dear Mr. Alvarez,

We are pleased to submit our proposal for providing professional Mechanical, Electrical and Plumbing (MEP) services for the above referenced project.

SCOPE OF WORK

We understand the scope of work to include MEP Services to conduct a Property Condition Assessment (“PCA”) and to prepare a Property Condition Report (“PCR”) for the Downtown Doral Community Center. The Community Center includes a one-story clubhouse, surface parking lot, swimming pool and playground (**PHASE 1**) located at 4651 NW 82 Avenue, Doral, FL 33166 and a two-story Fitness Center (**PHASE 2**) located at 8151 NW 46 Terrace, Doral, FL 33166.

The purpose for conducting the PCA and preparing the PCR is to assist with the turnover of the Developer’s interest in the above referenced Property.

The PCA and PCR is to be prepared using the standard guidelines of ASTM E2018-15 and encompass the scope of work listed below:

1. Using a set of construction plans provided by Risk and Design Consulting (RDC), ME Engineering Consultants will conduct a walk-through of the Property to identify existing conditions/physical deficiencies in the following MEP related components of the property listed below. The walk-through includes only the items that will be available for observation by the field observer at the time of the walk-through and that do not require removal or relocation of materials or personal property or testing:

The MEP set of plans for PHASE 1 and PHASE 2 provided by RDC were prepared by Shamrock Engineering dated as of October, 2018 and December, 2018 respectively.

- a. Elevators.
- b. Heating and Ventilating Air Conditioning Systems.
- c. Plumbing.
- d. Electrical.
- e. Fire Alarm System.
- f. Parking Area Illumination Level.
- g. Swimming Pool.

2. Preparation of opinion of costs to remedy the physical deficiencies found.
3. Preparation of the PCR.

The PCR consists of the following sections:

1. Description of each area of the building and site observed
2. Summary of observed deficiencies, significance of deficiencies, recommended improvements, opinion of cost to remedy deficiencies as applicable for the MEP related items described above
3. Pictures related to MEP findings
4. MEP detailed report

The opinion of cost in the PCR is to be based on the best professional judgement and is to be provided for guidance only. For a higher level of confidence, it is recommended that actual bids be obtained from licensed contractors for the particular scopes of work.

DELIVERABLES

MEP report in PDF and word format (digital copy) and 1 hard copy upon request.

ASSUMPTIONS

1. Full site access to be provided as required.
2. Maintenance person to be accessible for interview if required.

SCHEDULE

We will work closely with client to meet project milestones and completion schedule. ME Engineering will endeavor to complete the scope as shown below.

CLIENT'S RESPONSIBILITIES

Client agrees that it is his responsibility to:

1. Provide full information regarding requirements for the project as well as full site access.
2. Provide MEP set of plans in PDF format.
3. The client is to manage and coordinate with other consultants the deficiencies reports, remedy related costs, the bidding process if any, and other project related issues.

ADDITIONAL SERVICES

The following services are not included in our scope of work for the project unless otherwise indicated:

1. Any engineering or production of details, calculations or any other document required to secure a building permit for any major required fixes.
2. Responsibility for uncovering and correcting existing asbestos or other hazardous materials.
3. Any unforeseen conditions.

LIMIT OF LIABILITY

All parties agree that ME Engineering Consultants, Inc. liability and exposure shall be limited to the applicable insurance coverage carried by ME Engineering Consultants, Inc.

By executing this Agreement, the prime consultant assumes full liability for any errors or negligence contained in any documentation or information they furnish.

FEES AND PAYMENT

ME Engineering Consultants, Inc. proposes to provide the above noted services for a lump sum of:

\$16,000.00 – Sixteen Thousand Dollars

Payments to be as follows:

Deposit	\$3,200.00
Completion of property condition assessment report	\$12,800.00
Total Fee	\$16,000.00

Acceptance of this proposal will serve as a Contract Agreement by you signing both originals and returning one to our office along with the deposit payment.

This proposal is valid for 30 days.

We appreciate the opportunity to provide this proposal and look forward to working with you toward the successful completion of the project.

Respectfully,

ME Engineering Consultants, Inc

ACCEPTED BY:

ME Engineering Consultants, Inc



Zoila Morales, P.E. LEED AP
President

09-08-2026

Date

ACCEPTED BY:

DDCDD (Client)

DocuSigned by:

07C0000FB7194F3...

Representative

10/8/2026

Date

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (14), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with Downtown Doral South Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

1. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: ME ENGINEERING CONSULTANTS, INC.

NAME: Zoila Morales

TITLE: President

SIGNATURE: 

DATE: October 2nd, 2026

STATE OF FLORIDA

COUNTY OF Miami Dade

SWORN TO (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of October, 2026, by Zoila Morales in his/her capacity as President for ME Engineering Consult. (name of Nongovernmental Entity).


NOTARY PUBLIC

Personally Known OR

X Produced Identification

Driver License : M642-980-64-527-0
Type of Identification Produced





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com														
INSURED ME ENGINEERING CONSULTANTS, INC. 11401 SW 40th St Ste 301 Miami, FL 33165	<table border="1"> <thead> <tr> <th data-bbox="792 443 1386 478">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1386 443 1529 478">NAIC #</th> </tr> </thead> <tbody> <tr> <td data-bbox="792 478 1386 514">INSURER A : Next Insurance US Company</td> <td data-bbox="1386 478 1529 514">16285</td> </tr> <tr> <td data-bbox="792 514 1386 550">INSURER B :</td> <td data-bbox="1386 514 1529 550"></td> </tr> <tr> <td data-bbox="792 550 1386 585">INSURER C :</td> <td data-bbox="1386 550 1529 585"></td> </tr> <tr> <td data-bbox="792 585 1386 621">INSURER D :</td> <td data-bbox="1386 585 1529 621"></td> </tr> <tr> <td data-bbox="792 621 1386 657">INSURER E :</td> <td data-bbox="1386 621 1529 657"></td> </tr> <tr> <td data-bbox="792 657 1386 693">INSURER F :</td> <td data-bbox="1386 657 1529 693"></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Next Insurance US Company	16285	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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COVERAGES

CERTIFICATE NUMBER: 392355930

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Downtown Doral Community Development District. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Downtown Doral Community Development District
 5385 N Nob Hill Rd
 Sunrise, FL 33351

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ann Lopez

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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		INSURER A: Next Insurance US Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 975663050 **REVISION NUMBER:**

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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is White Course Lennar, LLC and CC-WCD TIC, LLC. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

White Course Lennar, LLC and CC-WCD TIC, LLC
 4651 NW 82nd Ave
 Doral, FL 33166

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ann Ryan

© 1988-2015 ACORD CORPORATION. All rights reserved.

CONSULTING AGREEMENT
**(Consulting Engineer's Facility Condition Assessment
and Facility Condition Report 2026)**

THIS CONSULTING AGREEMENT ("Agreement"), dated the 06 day of
October, 2026, is by and between:

**DOWNTOWN DORAL SOUTH COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of special-purpose government
established pursuant to Chapter 190, Florida Statutes, located in Doral, Miami-Dade
County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the
"District"),

and

PT SUPPLIERS LLC, a Florida limited liability company **d/b/a RISK
AND DESIGN CONSULTING**, whose principal address is 8142 NW
107th Court, Doral, Florida 33178 (the "Consultant").

WITNESSETH:

WHEREAS, White Course Lennar, LLC and CC-WCD TIC, LLC (collectively,
the "Club Owner") own certain clubhouse facilities, including a clubhouse located at
4651 NW 82nd Avenue, Doral, Florida 33166 and an accompanying fitness center located
at 8151 NW 46th Terrace, Doral, Florida 33166 (collectively, the "Clubhouse Facilities"),
located within the boundaries of the District; and

WHEREAS, the District is a prospective purchaser of the Clubhouse Facilities
and desires to retain an independent consulting engineer to perform an inspection
of the Clubhouse Facilities, conduct a Facility Condition Assessment, and prepare and
provide a Facility Condition Report (the "Project"), all as more particularly described in
the Proposal (hereinafter defined); and

WHEREAS, the Consultant has submitted its proposal, dated September 8, 2026
(the "Proposal") to complete the Project, which is attached hereto and made a part hereof
as Exhibit A; and

WHEREAS, the District desires for the Consultant to complete the Project as
described herein and in the Proposal; and

WHEREAS, the Consultant represents that it is qualified and possesses
the necessary equipment, skill, labor, licenses, and experience to perform and complete
the Project; and

WHEREAS, the Consultant is willing and able to render professional consultant
services for such Project, as defined, for the compensation and on the terms hereinafter
set forth.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1
RECITALS

1.1. Each recital set forth above is true and correct and herein incorporated by this reference.

ARTICLE 2
SERVICES AND RESPONSIBILITIES

2.1. Consultant hereby agrees to perform an inspection, conduct a Facility Condition Assessment and prepare and provide a Property Condition Report, as more particularly described in the Proposal.

2.2 In the event of a conflict between the terms and conditions set forth in this Agreement and those set forth in the Proposal, such conflict shall be resolved in favor of terms and conditions provided for in this Agreement.

2.3 Consultant shall furnish all services, labor, equipment and materials necessary and as may be required in the performance of this Agreement and all work performed under this Agreement shall be done in a professional and timely manner.

2.4 Consultant hereby represents to District, with full knowledge that District is relying upon these representations when entering into this Agreement with Consultant, that Consultant has the professional expertise, experience, and personnel to perform the services to be provided by Consultant pursuant to the terms of this Agreement.

2.5 District agrees to assist and cooperate with Consultant in the performance of this Agreement by providing Consultant with information required in the performance of Consultant's services hereunder.

2.6 Consultant hereby represents to District that it has obtained or will obtain permission from the Club Owner and, if applicable, any lessee of any portion of the Clubhouse Facilities, to enter the Clubhouse Facilities and, if applicable, any leased area, and to perform the Project as defined herein and in the Proposal. Consultant agrees not to cause any damage or make any physical changes to the Clubhouse Facilities or interfere with the rights of any parties who may have a legal right to use or occupy the Clubhouse Facilities (including, without limitation, those using the Clubhouse Facilities, employees, licensees, and service providers).

ARTICLE 3
TERM AND TERMINATION

3.1 This Agreement shall commence upon execution of the parties (the “Commencement Date”) and continue, unless otherwise terminated as provided herein, through the completion of the Project. The Project schedule shall result in the project or work being completed within 15 working days from the execution of this Agreement by the parties and Consultant’s receipt of the retainer amount described in Section 4.2 below.

3.2 This Agreement may be terminated by either party with or without cause, immediately upon seven (7) calendar days written notice to the other party. Upon termination by either party, the Consultant shall cease all work performed hereunder and District shall pay to Consultant any earned and unpaid portion of the compensation due Consultant pursuant to Article 4. In the event that Consultant abandons this Agreement or causes it to be terminated, Consultant shall indemnify the District against any loss pertaining to this termination. Consultant shall furnish all documents, plans and work product belonging to the District upon expiration or termination of the Agreement, provided all work performed has been paid in full.

ARTICLE 4 **COMPENSATION AND METHOD OF PAYMENT**

4.1. The District agrees to compensate the Consultant in accordance with the terms and conditions set forth in this Agreement, the Proposal, and upon approval by the District a total not-to-exceed amount of **TWENTY-FIVE THOUSAND NINETY DOLLARS (\$25,090.00)** (“Total Contract Amount”), as set forth in the Proposal.

4.2 In accordance with the Proposal, the District will pay twenty percent (20%) of the Total Contract Amount (\$5,018.00) as a retainer upon execution of this Agreement by both parties. Final payment of the remaining eighty percent (80%) of the Total Contract Amount (\$20,072.00) will be made upon completion of the Project and acceptance of the Consultant’s inspection report by the District, as set forth in the Proposal. Invoices shall be generated from the Consultant and delivered to the District so that payments can be made in accordance with the foregoing schedule.

4.3 Payment will be made by District to Consultant at the address provided in Article 6 hereinbelow, unless otherwise directed in writing by Consultant.

ARTICLE 5 **CHANGES TO SCOPE OF WORK AND ADDITIONAL WORK**

Within the scope of the Project, District or Consultant may request changes that would increase, decrease, or otherwise modify the scope of services to be provided under this Agreement. Such changes or additional services must be contained in a written amendment or addendum, executed by the Parties hereto, with the same formality and with equal dignity herewith prior to any deviation from the term or scope of this Agreement, including the initiation of any additional or extra work. In no event will Consultant be

compensated for any work which has not been described in this Agreement or in a separate written agreement or addendum executed by the Parties hereto.

ARTICLE 6 **MISCELLANEOUS**

6.1. General Insurance Requirements.

6.1.1. Consultant shall not commence performance hereunder until it has obtained all insurance required under this Section 6.1 (including all subsections) and such insurance has been approved by the District Manager of the District or her designee.

6.1.2. Certificates of Insurance reflecting evidence of the required insurance shall be filed with the District Manager prior to the commencement of this Agreement. These Certificates shall contain a provision that coverages afforded under these policies will not be cancelled until at least thirty days (30) prior written notice has been given to the District. Policies shall be issued by companies authorized to do business under the laws of the State of Florida. Financial Ratings must be not less than "A-VI" in the latest edition of "Best Key Rating Guide", published by A.M. Best Guide.

6.1.3. Insurance shall be in force until the obligations required to be fulfilled under the terms of the Agreement are satisfied. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then in that event, the Consultant shall furnish, at least forty-five (45) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the Agreement and extension thereunder is in effect. The Consultant shall not continue to perform services pursuant to this Agreement unless all required insurance remains in full force and effect.

6.1.4. Commercial General Liability Insurance for bodily injury, death, or property damage, with minimum limits of coverage of One Million and No/100 Dollars (\$1,000,000.00) combined single limit occurrence. Coverage shall include, but not be limited to, Premises and Operation, Per Project Aggregate, Personal Injury, Contractual for this Agreement, Independent Contractors, Broad Form Property Damage, and Products and Completed Operations Coverage.

6.1.5. Workers Compensation and Employers Liability Insurance in complete compliance with all federal and state laws.

6.1.6. Business Automobile Liability Insurance which coverage shall not be less than One Million and No/100 Dollars (\$1,000,000.00).

6.1.7. Consultant shall have its insurer name the **Downtown Doral South Community Development District** (defined to mean the District, its officers, agents,

employees, and representatives) and the Club Owner (as first defined above) as additional insureds or certificate holders on Consultant's General Liability policy.

6.1.8. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

6.2. **Indemnification.**

6.2.1 Consultant shall indemnify and save harmless and defend the District, its elected and appointed officials, agents, servants and employees, and Club Owner, its directors, officers, agents, servants, and employees (hereafter, the "Indemnified Parties") from and against any and all claims, demands, or causes of action of whatsoever kind or nature sustained by the Indemnified Parties or any third party arising out of, or by reason of, or resulting from errors, omissions, or negligent acts of Consultant, its agents, servants or employees in the performance under this Agreement, for all costs, losses and expenses, including but not limited to, damages to persons or property, judgments and attorneys' fees arising out of or in connection with the performance by Consultant pursuant to this Agreement.

6.2.2 Consultant shall indemnify the Indemnified Parties for all loss, damage, expense or liability including, without limitation, court costs and attorneys' fees that may result by reason of any infringement or claim of infringement of any patent, trademark, copyright, trade secret or other proprietary right relating to services furnished pursuant to this Agreement. Consultant will defend and/or settle at its own expense, with legal counsel chosen by the Indemnified Parties, any action brought against the Indemnified Parties to the extent that it is based on a claim that products or services furnished to District by Consultant pursuant to this Agreement, or if any portion of the services or goods related to the performance of the service becomes unusable as a result of any such infringement or claim.

6.2.3 The Parties recognize that various provisions of this Agreement, including but not limited to this Section, provide for indemnification by the Consultant and requires a specific consideration be given therefor. The Parties therefore agree that the sum of Ten Dollars and 00/100 (\$10.00), receipt of which is hereby acknowledged, is the specific consideration for such indemnities, and the providing of such indemnities is deemed to be part of the specifications with respect to the services to be provided by Consultant. Furthermore, the Parties understand and agree that the covenants and representations relating to this indemnification provision shall survive the term of this Agreement and continue in full force and effect as to the Party's responsibility to indemnify.

6.3. **Independent Contractor.** This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that the Consultant is an independent Consultant under this Agreement and not the District's employee for any

purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Worker's Compensation Act, and the State Unemployment Insurance law. The Consultant shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Consultant's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Consultant, which policies of Consultant shall not conflict with District, local, State, or United States policies, rules or regulations relating to the use of Consultant's funds provided for herein. The Consultant agrees that it is a separate and independent enterprise from the District, that it had full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Consultant and the District and the District will not be liable for any obligation incurred by Consultant, including but not limited to unpaid minimum wages and/or overtime premiums.

6.4. Assignments; Amendments.

6.4.1. This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by Consultant without the prior written consent of District. For purposes of this Agreement, any change of ownership of Consultant shall constitute an assignment which requires District approval. However, this Agreement shall run to the District and its successors and assigns.

6.4.2. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

6.5. No Contingent Fees. Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Consultant any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the District shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

6.6. Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and that places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For

the present, the Consultant and the District designate the following as the respective places for giving of notice:

DISTRICT: Downtown Doral South Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

Copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

CONSULTANT: PT Suppliers LLC d/b/a Risk and Design Consulting
8142 NW 107th Court
Doral, Florida 33178
Attn: Esneyder Montoya, Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Engineer may deliver Notice on behalf of the District and the Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) day's written notice to the parties and addressees set forth herein.

6.7. Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has the full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

6.8. Legal Representation. It is acknowledged that each party had the opportunity to be represented by counsel in the preparation of and contribution to the terms and conditions of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both Parties.

6.9. Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

6.10. Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of

this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

6.11. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Florida with venue lying in Miami-Dade County, Florida.

6.12. Attorney's Fees. In the event that either party brings suit for enforcement of this Agreement, each party shall bear its own attorney's fees and costs.

6.13. Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral.

6.14. Public Records.

6.41.1. Consultant shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the 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; and
3. 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 contract term and following completion of the Agreement if the Consultant does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Consultant or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Consultant transfers all public records to the District upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be

provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

6.14.2. Consultant acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Consultant shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Consultant acknowledges that should Consultant fail to provide the public records to the District within a reasonable time, Consultant may be subject to penalties pursuant to Section 119.10, Florida Statutes.

16.14.3. IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONSULTANT MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8881
EMAIL: RECORDS@GMSSF.COM**

6.15. **E-Verify.** The Consultant, on behalf of itself and its subconsultants, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Consultant further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Consultant agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Consultant shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Consultant is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Consultant shall require an affidavit from each subconsultant providing that the subconsultant does not employ, contract with, or subcontract with an unauthorized alien. The Consultant shall

retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subconsultant of the Consultant is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Consultant and order the Consultant to immediately terminate its subcontract with the subconsultant. The Consultant shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection

6.16. Equal Employment Opportunity. In the performance of this Agreement, the Consultant shall not discriminate against any firm, employee or applicant for employment or any other firm or individual in providing services because of sex, age, race, color, religion, ancestry or national origin.

6.17. Waiver. Any failure by Consultant to require strict compliance with any provision of this contract shall not be construed as a waiver of such provision, and Consultant may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

6.18. Examination of Site. Consultant agrees that it shall be held responsible for having examined the site(s) and the location of all proposed work associated with the Project and has satisfied itself from personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the compensation set forth herein.

6.19. Responsible Vendor Determination. Consultant is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

6.20. Scrutinized Company or Other Entity Certification. Consultant hereby certifies that as of the date below Consultant is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Consultant further certifies that:

6.20.1. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Consultant is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations

with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

6.20.2. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Consultant does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Consultant does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Consultant is not engaged in business operations in Cuba or Syria.

Consultant understands that this Agreement may be terminated at the option of the District if Consultant is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

6.21. Convicted Vendor List. Consultant hereby certifies that neither Consultant nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

6.22. Protection of Property and Public.

6.22.1. Consultant shall continually maintain adequate protection of the Clubhouse Facilities and all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Project provided pursuant to this Agreement. Consultant shall make redress for any such damage, injury or loss. Consultant shall adequately protect adjacent property as provided by law and this Agreement.

6.22.2. Consultant shall properly maintain at all times, as required by the conditions and progress of the Project, all necessary safeguards on or near the area or areas where the Project is being performed. Consultant shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

6.22.3. Consultant shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's, of any land adjoining any work sites, which may be caused by Consultant or Consultant's employees or subcontractors, or which he or they might have prevented. Consultant shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Consultant's and subcontractor's employees.

6.22.4. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Consultant.

6.22.5. Consultant shall use due care to protect the Clubhouse Facilities and the property of the District, its residents, and landowners from damage. Consultant agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

6.23. **Anti-Human Trafficking Affidavit.** Consultant shall provide the District with an affidavit executed by an officer or representative of the Consultant under penalty of perjury attesting that the Consultant does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

6.24. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**DOWNTOWN DORAL SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

07C0606FB7194F3...

DocuSigned by:

By: 616EAA255DE1463...

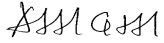
Print name: Ben Quesada
~~Secretary~~/Assistant Secretary

Print name: Francisco Bird
Chair, Board of Supervisors

____ day of _____, 2026
10/8/2026

Witnesses:

**PT SUPPLIERS LLC, a Florida limited
liability company d/b/a RISK AND
DESIGN CONSULTING**



By: 

Ana Maria Gomez-Mejia

Print Name

Print name: Esneyder Montoya



Title: Managing Partner

Paulina Montoya-Gomez

Print Name

____ 06 day of October, 2026

EXHIBIT A

PROPOSAL



October 02, 2026

Attn: Mr. Juan Alvarez
Downtown Doral South Community Development District.
District Engineer
Alvarez Engineers, Inc.
8935 NW 35th Ln #101,
Doral, FL 33172

Subject:

Consulting Engineer's Facility Condition Assessment (FCA) Proposal for the sale of the Clubhouse and its amenities located at 4651 NW 82nd St, Doral, FL, 33166 to the Downtown Doral South Community Development District (DDSCDD).

Dear Mr. Alvarez:

It is our pleasure to submit this proposal to serve as the Consulting Engineers to DDSCDD to assist with the sale of the Clubhouse and its amenities from the Developer.

With this letter agreement we are offering DDSCDD the following services:

To conduct a Facility Condition Assessment ("FCA") and prepare a Facility Condition Report ("FCR") for the common element improvements located at the subject property (Refer to Exhibit "A" for a depiction of the Common Elements). The FCA and FCR will be conducted using the standard guidelines of ASTM E2018-15 applicable to this project. The preparation of the FCA and FCR constitutes the Scope of Work described below:

1. Review of documents and plans provided by your office. As consulting engineers, we will rely on the accuracy of the documents provided or found in public files. Among the information provided will be the following (if existing):

1. Latest appraisal.
2. Certificate of Occupancy.
3. Safety inspection records.
4. Warranty information (roofs, chillers, HVAC, security systems, etc.)
5. Records of materials age.
6. Historical costs incurred for improvements.
7. Pending proposals for repairs.
8. Description of future improvements.
9. Outstanding citations for building, fire and zoning code violations.
10. Improvements implemented to effect Americans with Disabilities Act ("ADA") compliance.
11. Previously prepared property conditions reports.
12. Drawings and specifications.

2. A walk-through survey and research to identify physical deficiencies in the Clubhouse and its amenities (hereafter referred to as the "Common Elements"). The deficiencies include conspicuous defects of materials, components or equipment observed during the walk-through. The physical deficiencies specifically exclude imperfections that may be remedied by routine maintenance or minor repairs. The walk-through will encompass the following components of the



Common Elements and include only the elements that are available for observation and physically reachable by the field observer at the time of the walk-through and do not require the removal or relocation of materials or personal property or equipment (ladders, lifters, scissors, etc).

1. Site
2. Roof
3. Structure
4. Swimming Pool, Gym, fountains.
5. Pavement and Parking
6. Drainage Systems
7. building envelope (exterior walls, stucco, sealants, windows, storefronts and exterior doors), interior finishes (floors, walls, ceilings), interior doors and hardware, restrooms and locker rooms, and accessibility (ADA) features.

The Building envelop and interior components assessment comprises a visual walk-through of the Common Elements based on the plans provided,documentation of observed existing conditions, a summary of findings, and photographic documentation of physical deficiencies, incorporated into the FCR.

MEP items are described in the respective proposal attached to this one.

3. Preparation of Opinions of Cost to Remedy Physical Deficiencies.
4. Preparation of the Property Condition Report.

The work does not include:

- Any In-situ tests or laboratory tests, if recommended in the report, the DDSCDD would contract said tests with specialized agencies and would provide results to the consulting engineer for further recommendation only if additional services beyond the basic services described in items 1 to 4 above.
- Preparation of construction documentation for repair design, permitting, construction administration of said repairs if required by the report recommendations.
- Additional site-visits beyond the required for the physical assessment and preparation of the FCR.
- Site or on-line meetings to present the findings of the report.
- Landscape architecture, security, voice/data, IT, audiovisual, acoustical and specialty lighting assessments; permit filing and expediting services.
- Refer to Exhibits for additional information on the scope of work of and the limitations of the sub consultants.



FEES

The compensation for the services described above will be a lump sum for conducting the PCA and preparing the PCR, broken down by component as follows:

1. Civil Infrastructure (Site, Parking, Drainage Systems)	\$ 3,900.00
2. Structural Components (Roof, Walls, Columns, Beams, Pool)	\$ 10,800.00
3. Architectural Components (Building Envelope, Interior Finishes, ADA)	\$ 6,100.00
4. Preparation of Report	\$ 2,500.00
5. Coordination with sub-consultants	\$ 1,790.00
Sub-total (Lump Sum)	\$ 25,090.00

Reproduction reimbursable expenses, not to exceed \$1,000.00, are billed separately and are not included in the lump sum above.

A 20% retaining fee is due at the time of acceptance and signing of this proposal.



TERMS AND CONDITIONS

1. Standard of Care

Services performed under this Agreement will be conducted with the degree of care and skill ordinarily exercised by consulting engineers practicing under similar conditions in the same locality at the time of the engagement. No other representation, warranty, or guarantee, express or implied, is made or intended.

2. Reliance on Information Provided by Others

RDC's assessment and findings rely upon the accuracy and completeness of documents, records, and information furnished by the Client, the Developer, prior owners, or obtained from public records. RDC assumes no responsibility for errors, omissions, or inaccuracies in such third-party information, nor for conditions concealed by inaccurate or incomplete records.

3. Opinions of Probable Cost

Any opinions of probable cost to remedy physical deficiencies are provided for general budgeting and planning purposes only, based on RDC's professional judgment and experience. RDC does not guarantee that actual costs will not vary from these opinions and recommends that the Client obtain bids from licensed contractors for a higher level of cost certainty before relying on such figures for financial decisions.

4. Limitations of Assessment; Concealed and Inaccessible Conditions

The FCA and FCR are based on a visual, non-invasive walk-through of reasonably accessible and observable areas only. RDC is not responsible for defects, deficiencies, or hazardous materials (including but not limited to mold, asbestos, and lead-based paint) that are concealed, latent, or not reasonably observable at the time of the site visit, or that would require the removal or relocation of materials, personal property, equipment, or finishes to detect.

5. No Third-Party Reliance; Not a Certification

The FCR is prepared solely for the use and benefit of DDCDD in connection with its evaluation of the subject property and may not be relied upon by, or its content and conclusions extended to, any other person or entity (including lenders, insurers, or subsequent owners) without RDC's prior written consent. The FCR does not constitute a certification, guarantee, or warranty of the present or future condition of the property.

6. Limitation of Liability

To the fullest extent permitted by law, the Client agrees that RDC's aggregate liability to the Client, and to any party claiming through the Client, arising out of any cause or combination of causes related to this engagement (whether based in contract, tort, or otherwise) shall not exceed the total fee paid to RDC under this Agreement. This limitation applies regardless of the number of claims or claimants.

7. Indemnification

Each party shall be responsible for its own negligent acts, errors, and omissions, and the resulting liability, to the extent caused by that party, its employees, or its agents. The Client agrees to indemnify RDC for claims arising from inaccurate or incomplete information furnished by the Client or third parties on the Client's behalf, or from any use of the FCR beyond its stated purpose.

8. Professional Liability Insurance

RDC maintains professional liability (errors and omissions) insurance applicable to the services provided under this Agreement, evidence of which will be furnished upon request.



9. Claims Period

Any claim, action, or proceeding by the Client against RDC arising out of this engagement, whether based in contract, tort, or otherwise, shall be commenced within one (1) year from the date of delivery of the FCR, or shall thereafter be barred, to the extent permitted by applicable law.

10. Dispute Resolution

In the event of a dispute, the parties agree to first attempt in good faith to resolve the matter through mediation before pursuing litigation. This Agreement shall be governed by the laws of the State of Florida, and any action not resolved through mediation shall be brought in a court of competent jurisdiction in Miami-Dade County, Florida.

11. Payment Terms; Suspension of Services

One invoice will be issued after the release of the inspection report for the remaining fees after discounting the retaining fee.

12. Termination

Either party may terminate this Agreement upon seven (7) days' written notice. In the event of termination, RDC shall be compensated for services performed and reimbursable expenses incurred through the effective date of termination.

13. Ownership and Use of Documents

The FCR and all related work products remain the property and instruments of service of RDC and its subconsultants. Upon payment in full, the Client is granted a license to use the FCR for the stated purpose of this engagement only; reusing for any other purpose or project requires RDC's prior written consent.

14. Force Majeure

Neither party shall be liable for delays or failure to perform caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather events, denial of site access, or governmental action.

15. General Provisions

This Agreement, together with any attachments referenced herein, constitutes the entire agreement between the parties and supersedes prior negotiations or agreements. If any provision is held unenforceable, the remaining provisions shall continue in full force. This Agreement may not be assigned by either party without the other's prior written consent and may only be amended in writing signed by both parties.

Should you have any questions, please do not hesitate to contact me.

Looking forward to working with Alvarez Engineers on this project.

Esneyder Montoya, PhD., PE.
Risk and Design Consulting

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

In compliance with Section 787.06 (14), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Downtown Doral South Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

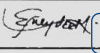
1. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: PT SUPPLIERS LLC d/b/a RISK AND DESIGN CONSULTING

NAME: Esneyder Montoya

TITLE: Managing Partner

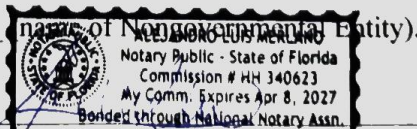
SIGNATURE:  DocuSigned by: Esneyder Montoya

DATE: October 06, 2026

STATE OF FLORIDA

COUNTY OF Miami Dade

SWORN TO (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 06 day of October, 2026, by Esneyder Montoya in his/her capacity as Managing Partner for PT Suppliers LLC (dba) Risk and Design Consulting



NOTARY PUBLIC 10/06/26

☒ Personally Known OR
☐ Produced Identification

Type of Identification Produced



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306		CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Next Insurance US Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 784920284 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		X	NXTJPQFVQY-00-GL	05/11/2026	05/11/2027	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMP/OP AGG \$2,000,000.00 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			NXTJPQFVQY-00-GL	05/11/2026	05/11/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000.00 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability (Errors & Omissions) ☒ CLAIMS-MADE			NXTVRRK4TR-00-PL	05/11/2026	05/11/2027	Per Claim Limit: \$1,000,000.00 Aggregate Limit: \$2,000,000.00 Per Claim Deductible: \$2,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is DOWNTOWN DORAL SOUTH COMMUNITY. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the Insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

DOWNTOWN DORAL SOUTH COMMUNITY
 DEVELOPMENT DISTRICT
 5385 N Nob Hill Rd
 Sunrise, FL 33351

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Anna Lopez

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com INSURER(S) AFFORDING COVERAGE INSURER A : Next Insurance US Company NAIC # 16285 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED PT SUPPLIERS LLC 8142 NW 107th Ct Miami, FL 33178	

COVERAGES

CERTIFICATE NUMBER: 095311209

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	X		NXTJPQFVQY-00-GL	05/11/2026	05/11/2027	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMP/OP AGG \$2,000,000.00 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			NXTJPQFVQY-00-GL	05/11/2026	05/11/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000.00 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability (Errors & Omissions) CLAIMS-MADE			NXTVRRK4TR-00-PL	05/11/2026	05/11/2027	Per Claim Limit: \$1,000,000.00 Aggregate Limit: \$2,000,000.00 Per Claim Deductible: \$2,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is WHITE COURSE LENNAR, LLC. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

WHITE COURSE LENNAR, LLC
 CC-WCD TIC, LLC
 4651 NW 82nd Ave
 Doral, FL 33166

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ann Ryan

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Full Service Property Management and Maintenance
Established since 1988



Proposal for Club Management Services

Submitted to the Board of Directors of Downtown Doral South CDD
Prepared by: Miami Management, Inc. (MMI)

2026



October 9, 2026

Downtown Doral South Community Development District (DDSCDD)

Dear Board of Directors,

Thank you for considering Miami Management, Inc. (MMI). We believe MMI is uniquely positioned to bring the experience, service, innovation, and personal attention necessary to elevate The DDSCDD Residences at Downtown Doral Club ("Club")

Why MMI Is the Right Choice

- 38+ years of proven success managing premier clubs, communities, and lifestyle facilities.
- Disney-trained leadership, bringing a hospitality-driven culture and an unwavering commitment to service excellence.
- Local presence and personal investment
- Innovative technology and security solutions, including integrated access-control systems, smart-camera technology, and convenient resident portals.

At Miami Management, we believe every community should be managed as if it were our own. For The DDSCDD Residences at Downtown Doral Club, that means providing transparent financial management, exceptional service, operational accountability, innovative solutions, and the highest level of care for the Club and its facilities.

Our goal is not simply to manage the Club—it is to enhance the resident experience, protect the community's investment, and create a vibrant, welcoming environment that residents are proud to call their own.

We would be honored to partner with the Board and Downtown Doral South CDD. We welcome the opportunity to meet with you, learn more about your priorities, and demonstrate how MMI can deliver meaningful value from day one.

Thank you again for your consideration. We look forward to the opportunity to earn your trust and your vote of confidence.

Sincerely,

Rad Diaz

Vice President

Miami Management, Inc. - Broward Division

PRICING OVERVIEW
FOR
DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATIVE MANAGEMENT & ADMINISTRATION WITH A SITE GENERAL MANAGER/LIFESTYLE DIRECTOR	\$9345.28 MONTHLY	\$112,143.36 ANNUALLY
ASSISTANT TO GM/ LIFESTYLE DIRECTOR (40 HOURS A WEEK)	\$5102.94 MONTHLY	\$61,235.28 ANNUALLY
JANITORIAL/MAINTENANCE/HOUSEKEEPING (90 HOURS A WEEK)	\$9687.60 MONTHLY	\$116,251.20 ANNUALLY
CLUB ATTENDANTS (211 HOURS A WEEK)	<u>\$21,066.24 MONTHLY</u>	<u>\$252,794.88 ANNUALLY</u>
GRAND TOTAL:	\$45,202.06 MONTHLY	\$542,424.72 ANNUALLY

This does not include uniforms, vacation, health insurance, or PTO coverage.



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Miami, Florida 33186
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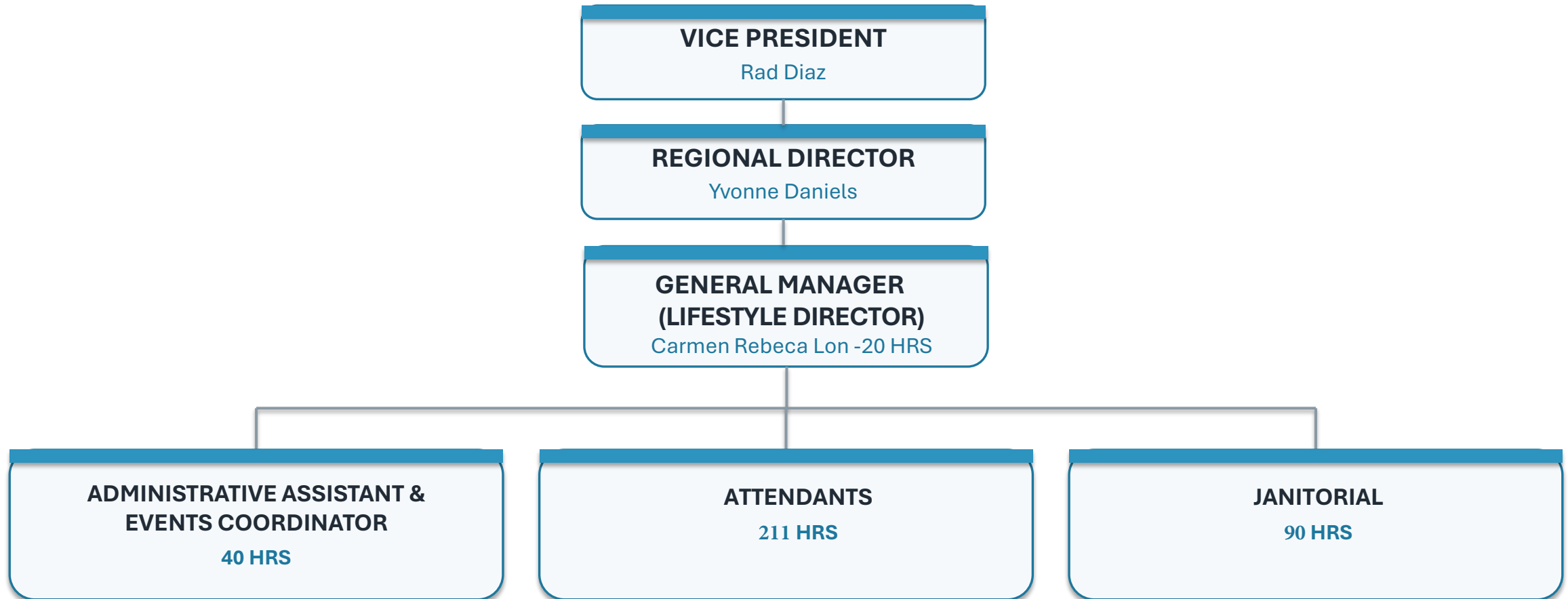
MMI of the Palm Beaches, Inc.
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RESIDENCES AT DOWNTOWN DORAL CLUBHOUSE



Miami Management Organization Chart



MIAMI MANAGEMENT, INC.

PROPOSAL

CLUBHOUSE FACILITIES MANAGEMENT, OPERATIONS, MAINTENANCE & RECREATIONAL SERVICES

SUBMITTED TO	Downtown Doral South Community Development District
SUBMITTED BY	Miami Management, Inc.
PROPOSAL DATE	October 9, 2026
SOLICITATION	Procurement / Solicitation Reference: To Be Assigned by District

SERVICE | PRESENCE | PRESERVATION | ACCOUNTABILITY

A unified management model for first-class resident service and long-term protection of District facilities.

PROPOSAL CONTENTS

Procurement response structure

1. Letter of Transmittal
2. Executive Summary
3. Understanding of DDSCDD Needs and Objectives
4. Comprehensive Scope of Services
5. Proposed Staffing Plan
6. Performance Standards and Accountability
7. Transition and Implementation Plan
8. Fee Proposal and Cost Model
9. Assumptions and Items for Final District Confirmation
10. Procurement and Contractual Compliance
11. Advantages of the MMI Management Model
12. Request for Favorable Consideration and Acceptance

Appendix A - Staffing and Cost Summary

Appendix B - Consolidation of Source Duties / Elimination of Duplication

361 hrs/week

Total proposed on-site staffing

Management, attendants, maintenance and housekeeping combined.

\$542,424.72

Modeled annual staffing cost

Based on the staffing workbook and stated burden assumptions; final contract price subject to negotiated scope and terms.

\$122,519.28

Modeled difference vs. referenced 2026 budget

Comparison to the \$600,000 + 64,944 reference budget shown in the staffing model.

1. LETTER OF TRANSMITTAL

Dear Members of the Board of Supervisors and District Management:

Miami Management, Inc. ("MMI") respectfully submits this proposal to the Downtown Doral South Community Development District ("District") to provide comprehensive management and operational services for the Downtown Doral Clubhouse facilities.

MMI proposes an integrated facilities-management model designed around three fundamental objectives:

1. Provide residents, guests, and authorized users with the highest level of professional customer service.
2. Maintain, protect, clean, and preserve the District's Clubhouse, Fitness Center, equipment, furnishings, and related facilities.
3. Ensure appropriate staff presence throughout all established hours of operation so that the facilities remain attended, clean, safe, functional, and responsive to the needs of the community.

Under the proposed structure, MMI would assume responsibility for the coordinated management of customer service, facility operations, maintenance, cleaning and housekeeping, reservations and rentals, resident communications, recreational programs and activities, access control, vendor coordination, safety procedures, inspections, and reporting.

Rather than dividing overlapping responsibilities among separate providers, MMI proposes one integrated team with clearly defined areas of accountability and a single management structure responsible to the District.

The proposed staffing model provides approximately 361 personnel hours per week devoted to Clubhouse management, customer service, facility operations, maintenance, and housekeeping.

Based upon the current staffing and compensation model, the proposed operating structure reflects a modeled annual staffing cost of \$542,424.72, compared with the referenced 2026 operating budget of \$600,000 plus the Management fee of \$64,944.00 totaling a cost of \$664,944.00 represents a modeled difference of approximately \$ 122,519.28. Final contractual compensation will be subject to the final scope, insurance requirements, operating assumptions, and contract terms approved by the District.

MMI respectfully requests the favorable consideration of the Downtown Doral South Community Development District and welcomes the opportunity to provide the District and the Downtown Doral community with a high-quality, accountable, and service-oriented Clubhouse operation.

Respectfully submitted,



Rad Diaz

Vice President

Miami Management, Inc. - Broward Division

2. EXECUTIVE SUMMARY

Miami Management, Inc. proposes to provide the Downtown Doral South Community Development District ("District") with a comprehensive and integrated management solution for the District's Clubhouse facilities. The model combines facility management, resident service, operations, cleaning, maintenance, reservations, rental administration, communications, recreation, access-control support, vendor coordination, safety procedures, inspections, and reporting under one accountable organization.

The purpose is to replace fragmented or overlapping responsibilities with a coordinated team whose roles are distinct but mutually supportive.

- Facility management and administration
- Customer service and reception
- Clubhouse and Fitness Center operations
- Continuous staff coverage during operating hours
- Housekeeping and janitorial services
- Facility and preventive maintenance
- Reservations and rentals
- Access-control administration
- Resident and community communications
- Recreation and lifestyle programming
- Special events and activities
- Vendor and contractor coordination

- Inventory and supply control
- Safety and emergency procedures
- Property inspections
- Incident and service-request management
- Financial and operational reporting
- Coordination with the District Manager and Board of Supervisors

Operating Philosophy

SERVICE	Operating principle Every resident and guest should receive courteous, professional, knowledgeable, and responsive assistance.
PRESENCE	Operating principle The facilities should have appropriate staff available throughout established operating hours.
PRESERVATION	Operating principle The District's buildings, equipment, furnishings, amenities, and other assets should be continuously monitored, cleaned, maintained, and protected.
ACCOUNTABILITY	Operating principle The District should have a clearly identified management team responsible for performance, staffing, facility conditions, resident service, vendor follow-up, and reporting.

3. UNDERSTANDING OF DISTRICT NEEDS AND OBJECTIVES

MMI understands that the Clubhouse facilities serve as an important community amenity and that successful management requires substantially more than front-desk coverage or periodic cleaning. The facilities must operate as a coordinated service environment in which residents and guests can expect assistance, cleanliness, organization, proper maintenance, reliable classes and reservations, recreational opportunities, accurate information, and prompt attention to problems.

3.1 Exceptional Customer Experience

Provide a first-class customer service experience through properly trained and supervised personnel who greet residents and guests, answer questions, provide information, assist with services, and respond professionally to concerns.

3.2 Continuous Facility Coverage

Maintain appropriate personnel coverage throughout the District-approved hours of operation and establish scheduling and backup procedures to address absences and staffing changes.

3.3 Preservation of District Assets

Protect the useful life, appearance, cleanliness, condition, and functionality of the Clubhouse, Fitness Center, furnishings, fixtures, equipment, and related amenities.

3.4 Cleanliness

Maintain facilities in a consistently clean and sanitary condition throughout the operating day rather than relying solely upon periodic janitorial visits.

3.5 Operational Accountability

Provide the District with a single organization responsible for coordinating operations, staffing, cleaning, maintenance, resident service, reservations, recreation, communications, vendors, inspections, and reporting.

4. COMPREHENSIVE SCOPE OF SERVICES

MMI proposes to manage the ordinary operational functions associated with the Clubhouse facilities, subject to the final agreement with the District. Functions have been consolidated to remove duplicate duties while preserving all service areas identified in the source documents.

4.1 Facility Management and Administration

- Direct the day-to-day operation of the Clubhouse, Fitness Center, recreational areas, meeting spaces, and associated amenities.
- Establish operating procedures, service standards, opening and closing protocols, inspection procedures, and staff assignments.
- Recruit, hire, train, schedule, supervise, and evaluate assigned personnel.
- Maintain adequate staffing and coordinate substitutions or schedule adjustments when necessary.
- Monitor facility conditions throughout operating hours and coordinate repairs and service requests.
- Maintain operating, incident, inspection, maintenance, rental, and activity records.
- Monitor supplies and inventories.
- Coordinate outside vendors and service contractors whose work affects the facilities.
- Communicate with District Management regarding operational matters.
- Assist with annual operating and staffing budget recommendations.
- Attend District meetings when requested and provide management reports and recommendations.

4.2 Clubhouse and Fitness Center Attendants

MMI proposes to consolidate traditional greeter, lifestyle-attendant, reception, and general amenity-attendant functions into one cross-trained position. This structure eliminates duplicate front-line roles while maintaining continuous attention to users and facility conditions.

- Greet residents, guests, and authorized users professionally and courteously.
- Verify access or registration when required and administer authorized sign-in procedures.
- Answer community and facility questions and provide general directions and assistance.
- Open and close facilities in accordance with established procedures.
- Monitor Clubhouse and Fitness Center conditions throughout each assigned shift.
- Assist with reservations, rentals, recreational programs, activities, classes, and approved services.
- Maintain reservation calendars and activity schedules.
- Receive and document resident or guest feedback, service requests, complaints, and incidents.
- Enforce applicable District facility rules in a courteous and professional manner.
- Operate approved access-control procedures and report unauthorized access or security concerns.
- Straighten and organize meeting rooms, offices, fitness areas, reception spaces, and other common areas.
- Wipe down commonly used surfaces and fitness equipment as necessary between scheduled housekeeping services.
- Monitor wipes & towels and amenity supplies when applicable.
- Identify and promptly report unsafe conditions, maintenance deficiencies, damaged equipment, leaks, lighting problems, or cleanliness concerns.
- Support recreational and community events as assigned and assist with emergency procedures and incident documentation.

4.3 Housekeeping and Janitorial Services

MMI will establish a written daily cleaning program designed to maintain the facilities throughout the operating day. Housekeeping staff will perform scheduled detailed cleaning, while attendants will address minor conditions requiring immediate attention between scheduled cleaning rounds.

- Vacuum carpets and treat ordinary stains.
- Sweep, dust mop, damp mop, and clean tile and other flooring.
- Clean baseboards, appropriate windows, ledges, doors, blinds, furniture, fixtures, and common surfaces.
- Clean and sanitize restroom facilities, including toilets, bases, counters, sinks, mirrors, and shower areas where applicable.
- Empty and properly dispose of refuse and replenish soap and paper products.
- Clean and sanitize Fitness Center areas and equipment in accordance with appropriate standards.
- Clean and organize meeting rooms, offices, reception areas, recreational spaces, and storage areas.
- Maintain cleaning closets and properly store chemicals, supplies, and equipment.
- Monitor cleaning-supply inventory and notify management before replenishment is required.
- Perform cleaning activities in a manner designed to minimize interference with residents' use and enjoyment of the facilities.

4.4 Maintenance Engineer and Facility Preservation

- Conduct routine physical inspections of building systems, fixtures, equipment, and common facility components.
- Perform authorized routine maintenance, painting and minor repairs.
- Identify conditions requiring specialized contractors and coordinate vendor access.
- Monitor open service requests and follow repairs through completion.
- Maintain a preventive-maintenance schedule and maintenance logs.
- Monitor lighting, plumbing fixtures, doors, locks, access-control components, restroom fixtures, fitness equipment, and other facility systems.
- Inspect completed contractor work affecting the facilities and report unresolved concerns.
- Assist management in obtaining repair proposals when required.
- Support facility opening, closing, safety, and emergency procedures when necessary.

MMI will work with the District to establish a Facility Maintenance Plan appropriate for the Clubhouse facilities.

4.5 Reservations and Rentals

- Receive and process reservation requests and confirm availability.
- Maintain reservation calendars and occupancy schedules.
- Provide applicants with applicable rules, forms, fees, deposit requirements, and procedures.
- Coordinate approved rental agreements and supporting documentation.
- Coordinate collection of authorized rental charges and deposits in accordance with District procedures.
- Confirm setup and access requirements.
- Conduct or coordinate pre-event and post-event inspections when required.
- Document damage or extraordinary cleaning conditions.
- Maintain rental records and periodic reports.
- Coordinate room setup and restoration following events.

4.6 Recreation, Programming and Community Activities

- Evaluate resident interests and participation to guide programming recommendations.
- Develop or coordinate social, fitness, educational, cultural, family, seasonal, sports, and community activities subject to District authorization.
- Prepare and maintain activity calendars.
- Coordinate classes, instructors, community groups, presentations, performances, and special events.
- Support holiday and signature events.
- Encourage resident participation and appropriate volunteer involvement.
- Monitor attendance, participation, cost, and operational feasibility.
- Recommend continuation, modification, or discontinuation of programs based on results.

Specialized activities requiring professional licensing or certification will be provided only by appropriately qualified personnel. Unless specifically included in the final contract, specialized personal training, massage, instruction, entertainment, or similar services will be treated as separately authorized program expenses.

4.7 Resident and Community Communications

- Communicate authorized operating hours, closures, service interruptions, reservation information, recreational schedules, classes, events, facility rules, safety reminders, and maintenance advisories.
- Use District-approved email, electronic, portal, printed, newsletter, or other authorized channels.
- Coordinate with the District Manager to ensure communications are accurate, consistent, timely, and appropriately authorized.

4.8 Access Control and Security Support

- Verify authorized users and administer guest procedures when required.
- Monitor entry points and operate approved access-control systems.
- Report access-control deficiencies and coordinate credential issues with the appropriate administrator or vendor.
- Report suspicious activity or security concerns.
- Coordinate with the District's security provider, law enforcement, or emergency services when required.

MMI staff will not replace licensed security personnel unless separately contracted and appropriately authorized.

4.9 Safety and Emergency Management

- Monitor readily observable safety conditions.
- Maintain appropriate first-aid supplies.
- Review designated safety equipment within the operational scope.
- Report damaged or unsafe equipment.
- Maintain incident and accident reports.
- Establish emergency contact and escalation procedures.
- Coordinate with emergency responders when necessary.
- Train appropriate staff on facility emergency procedures.
- Provide recommendations concerning identified safety or security concerns.

MMI will coordinate with the District in establishing or updating an Emergency Management Plan applicable to the facilities.

4.10 Vendor and Contractor Coordination

MMI will serve as the operational point of coordination for District-authorized contractors whose work affects the Clubhouse facilities, including pool, landscape, security, access control, fitness equipment, HVAC, plumbing, electrical, pest control, cleaning-equipment, and other service providers.

- Coordinate access and service schedules.
- Monitor observed service performance.
- Identify unresolved conditions.
- Follow up on open issues.
- Communicate material concerns to District Management.
- Avoid authorizing expenditures beyond authority granted by the District.

4.11 Facility Inspections and Management Reporting

- Conduct regular inspections addressing overall condition, cleanliness, lighting, restrooms, fitness equipment, furniture and fixtures, doors, access control, maintenance deficiencies, safety concerns, supplies, meeting rooms, and open repair items.
- Track material findings through resolution or documented transfer to the responsible party.
- Provide periodic management reports addressing staffing, facility conditions, maintenance, housekeeping, resident inquiries and complaints, reservations, rentals, recreation, incidents, vendors, safety concerns, operating trends, and recommendations.
- Make the Club Director or another knowledgeable MMI representative available to discuss Clubhouse operations with the District Manager and Board of Supervisors.

5. PROPOSED STAFFING PLAN

The proposed base staffing model is designed to support daily operations with distinct accountability for management, attendants, maintenance, and housekeeping. Actual employee schedules may be modified by MMI as operational conditions require, provided required coverage and service standards are maintained.

Function	Proposed Weekly Hours	Primary Accountability
General Manager/ Life Style Director	20	Management, staff oversight, District coordination, reporting, programming and vendor oversight
Clubhouse & Fitness Center Attendants	211	Customer service, reception, access control, reservations, facility monitoring and resident assistance
Administrative Assistant and Events coordinator	40	Assist the Manager to oversee staff, covers front and gym desk as required. Coordinate events.
Janitorial & Housekeeping Personnel	90	Scheduled cleaning, sanitation, restroom servicing, fitness-area cleaning and detailed housekeeping
TOTAL	361	Integrated operational coverage

Role Integration Principle

The staffing plan intentionally separates primary accountability while permitting reasonable cross-support. Attendants may address minor housekeeping conditions immediately; housekeeping performs scheduled detailed cleaning; maintenance addresses physical systems and repairs; and the Club Director coordinates the entire operation helped by the Assistant. This preserves responsiveness without paying multiple positions to perform the same primary function.

6. PERFORMANCE STANDARDS AND ACCOUNTABILITY

MMI proposes that performance be evaluated against clear operational standards. Final metrics and reporting formats may be refined with the District during transition.

Performance Area	Proposed Standard
Staffing	Appropriate staff coverage maintained during established operating hours, subject to emergency circumstances beyond MMI's reasonable control.
Customer Service	Residents and guests treated professionally, courteously, and respectfully; inquiries and concerns documented and escalated when necessary.
Cleanliness	Facilities continuously monitored; scheduled cleaning duties performed and deficiencies addressed promptly.
Maintenance	Observable deficiencies logged, evaluated, assigned, and tracked through completion or transfer to the responsible contractor.
Safety	Material safety concerns promptly reported and escalated; first-aid and designated safety

Performance Area	Proposed Standard
	supplies monitored.
Reservations & Rentals	Reservations administered consistently under District rules, calendars maintained, and event-related conditions documented.
Reporting	Operational reports delivered in the form and frequency established by the District.
Accountability	Open operational issues tracked through resolution or formal handoff to the responsible party.

7. TRANSITION AND IMPLEMENTATION PLAN

Upon award and execution of an agreement, MMI proposes a coordinated transition designed to preserve service continuity and establish clear operating controls from the first day of management.

Phase 1 - Coordination

- Confirm operating hours, staffing expectations, facility rules, access procedures, vendor arrangements, reservation procedures, financial procedures, emergency contacts, and reporting requirements.

Phase 2 - Facility Review

- Conduct an initial review of facility condition, equipment, furnishings, supplies, open maintenance items, existing reservations, active programs, access-control procedures, and vendor schedules.

Phase 3 - Staffing and Training

- Confirm required personnel and schedules; complete onboarding; train staff on customer service, District rules, facility procedures, emergency response, incident reporting, and role responsibilities.

Phase 4 - Operating Procedures

- Establish opening/closing checklists, cleaning schedules, maintenance logs, incident procedures, reservation processes, access-control procedures, inventory controls, inspection forms, and management-reporting formats.

Phase 5 - Commencement and Stabilization

- Assume responsibility on the mutually agreed commencement date; monitor initial operations closely with District Management and adjust schedules or procedures as necessary to achieve service standards.

8. FEE PROPOSAL AND COST MODEL

The attached staffing workbook provides the labor and burden assumptions supporting the proposed operating structure. For procurement purposes, MMI presents the following modeled annual staffing cost. This amount should not be interpreted as an unconditional fixed contract price until the District and MMI confirm the final scope, insurance requirements, supply responsibility, specialty programs, operating hours, and other contractual assumptions identified in Section 9.

The purpose of this comparison is to demonstrate the anticipated staffing cost of the proposed operating structure. Final contractual compensation should be confirmed during procurement and contract negotiations.

9. ASSUMPTIONS AND ITEMS FOR FINAL DISTRICT CONFIRMATION

The proposed pricing and scope contemplate ordinary management, operations, staffing, housekeeping, and maintenance functions described in this proposal. The following items should be confirmed in the final agreement:

- Final operating hours and required desk/facility coverage.
- Effective commencement date.
- Insurance and bonding requirements, if any.
- Responsibility for cleaning chemicals, restroom consumables, and other operating supplies.
- Responsibility for fitness or recreational equipment purchases and replacements.
- Specialized instructors, trainers, wellness providers, or recreational service providers.
- Extraordinary repairs or capital improvements.
- Extraordinary cleaning services.
- Security services.
- Pool maintenance.
- Landscape maintenance.
- Information technology and access-control vendor costs.
- Event entertainment and third-party event expenses.
- Any District-specific background-check, certification, licensing, or reporting requirements beyond ordinary employment obligations.

Any services outside the agreed base scope will require District authorization in accordance with the final contract.

10. PROCUREMENT AND CONTRACTUAL COMPLIANCE

MMI understands that any engagement will be subject to the District's procurement requirements, final contract documents, applicable insurance requirements, and approval by the Downtown Doral South Community Development District Board of Supervisors.

- Provide required corporate, insurance, tax, personnel, and other procurement documentation requested by the District before commencement.
- Conduct employee background screening as required by the final agreement and applicable law.
- Maintain MMI personnel as employees of MMI unless otherwise specifically agreed in writing.
- Remain responsible for employee compensation, payroll obligations, applicable payroll taxes, employee supervision, and employment administration associated with MMI employees.
- Follow District-approved financial and accounting procedures applicable to rentals, deposits, program revenues, and other managed transactions.
- Maintain operational records and cooperate with reasonable District oversight and audit requirements applicable to the contracted services.

11. ADVANTAGES OF THE MMI MANAGEMENT MODEL

- One accountable management organization for day-to-day Clubhouse operations.
- Continuous operational oversight during established hours.
- Clearly defined staff responsibilities and reduced duplication.
- Cross-trained customer-service personnel capable of assisting users while monitoring facility conditions.
- Dedicated housekeeping and janitorial support.
- Dedicated facility maintenance support.
- Integrated Clubhouse and Fitness Center management.
- Centralized staff scheduling and supervision.
- Formal facility inspections and preventive-maintenance coordination.
- Consistent reservation and rental administration.

11. ADVANTAGES OF THE MMI MANAGEMENT MODEL (Continues)

- Recreation and community programming under District direction.
- Coordinated resident communications.
- Centralized vendor coordination and follow-through.
- Incident, service-request, and maintenance tracking.
- Regular operational reporting to District management and the Board.
- A management structure focused simultaneously on resident experience and protection of District assets.

12. REQUEST FOR FAVORABLE CONSIDERATION

Miami Management, Inc. respectfully requests the favorable consideration of this proposal by the Downtown Doral South Community Development District and its Board of Supervisors.

MMI believes the proposed structure provides the District with the opportunity to combine customer service, facility management, maintenance, cleaning, reservations, communications, recreational programming, and operational oversight under a single accountable organization while eliminating unnecessary duplication among staff functions.

OUR OBJECTIVE

To provide the best possible customer service experience to the users of the Downtown Doral Clubhouse facilities while ensuring that the facilities are continuously staffed, properly maintained, professionally cleaned, efficiently operated, and carefully preserved for the long-term benefit of the community.

MMI welcomes the opportunity to work with the District Manager, District Counsel, and Board of Supervisors to finalize the scope, staffing requirements, financial terms, transition procedures, and performance standards. We appreciate the opportunity to submit this proposal and respectfully request its favorable consideration.

Proposal Acceptance

**DOWNTOWN DORAL SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

MIAMI MANAGEMENT, INC.

Authorized Representative

Authorized Representative

Title

Title

Date

Date

APPENDIX A - STAFFING AND COST SUMMARY

Source-based staffing model

Role	Weekly Hours	Annual Cost Model	Notes
ADMINISTRATIVE MANAGEMENT & ADMINISTRATION WITH A SITE GENERAL MANAGER/LIFESTYLE DIRECTOR	20	\$112,143.36	Salary and burden annualized using workbook methodology.
Clubhouse & Fitness Center Attendants	211	\$252,794.88	Front-line service and operational coverage.
Administrative / Event Coordinator	40	\$61,235.28	Dedicated facility maintenance support.
Housekeeping / Janitorial	90	\$116,251.20	Scheduled cleaning and sanitation coverage.
TOTAL	361	\$542,424.72	Modeled annual staffing cost.

The staffing workbook also references a 2026 operating budget of \$600,000 plus management fees of \$ 64.944 and calculates a modeled difference of \$ 122,519.28 under the proposed staffing structure cost of \$542,424.00. These figures are used as the financial basis of this procurement response and are subject to final contractual assumptions.

APPENDIX B - DUTY CONSOLIDATION MATRIX

Comparison of overlapping source duties and integrated MMI accountability

MMI consolidates the duties of the staff into one operating structure so that each function has a primary accountable role without creating service gaps.

Duty Area	Source Duty Placement	MMI Primary Role	How Duplication Is Removed
Greeting residents / guests; answering questions; directions; sign-in	General Manager/Lifestyle Director, Assistant & Attendants / Greeters	Facility Attendants	Front-line service assigned to one cross-trained attendant role; Director supervises standards rather than duplicating routine reception.
Reservations, recreation, fitness requests, class/service scheduling	General Manager/Lifestyle Director, Assistant and Attendants	Facility Attendants, supervised by Club Director and Assistant	Attendants perform routine booking and calendar administration; Director manages program policy and exceptions.
Staff scheduling, training and oversight	General Manager/Lifestyle Director and Assistant	General Manager / Lifestyle Director and Assistant	Centralized under one manager & assistant; attendants and housekeeping do not independently manage staffing.
Cleaning common areas, fitness equipment, locker/restroom areas	Attendants plus Porters / Janitorial Staff	Housekeeping / Janitorial; Attendants provide interim light housekeeping	Detailed cleaning is assigned to housekeeping; attendants will address immediate conditions between scheduled cleaning rounds.
Facility inspections; condition monitoring; repair coordination	General Manager/Lifestyle Director, Assistant & Attendants monitor daily conditions	General Manager/Lifestyle Director, Assistant & Janitor	Janitor owns physical maintenance workflow; Assistant owns supervision and reporting; General Manager/Director owns escalation/vendor coordination; attendants report observed issues.
Inventory of cleaning supplies, towels, first aid and operating supplies	Director, Assistant, Porters, Facility Management	Housekeeping for cleaning inventory; Attendants for amenity items; General Manager/Lifestyle Director for oversight	Inventory split by operational ownership with the Assistant and the General Manager/Lifestyle Director responsible for overall controls.
Access control and monitoring authorized use	General Manager/Lifestyle Director, Assistant & Attendants	Assistant, Attendants/ Manager/Lifestyle Director	Routine access administration remains at the service desk; security escalation is separate.
Customer complaints, inquiries and feedback logs	General Manager/Lifestyle Director, Assistant and Attendants	Attendants receive and document; Assistant & General Manager/Lifestyle Director manages resolution	The escalation path avoids multiple personnel independently responding to the same issue.
Vendor coordination,	General Manager/Lifestyle Director	General Manager/Lifestyle Director	Director remains the District-facing

Duty Area	Source Duty Placement	MMI Primary Role	How Duplication Is Removed
maintenance services and outside entities		General Manager/ Lifestyle Director & Assistant	coordination of technical follow-up.
Recreation, lifestyle programming and special events	General Manager / Lifestyle Director, Assistant & instructors	General Manager/ Lifestyle Director and Administrative/ Event Coordinator	Program design and approval centralized; attendants execute approved programs; specialty providers used only when necessary.
Monthly reports, incidents, trends and Board reporting	General Manager/ Lifestyle Director & Assistant	General Manager / Lifestyle Director & Assistant	One consolidated management report replaces multiple parallel reporting channels.
Emergency planning, safety equipment and first aid	General Manager / Lifestyle Director	General Manager/ Lifestyle Director+ Janitor and all staff trained for response	Director owns procedures; Janitor assists with equipment checks; all staff follow escalation protocols.

This consolidation preserves the functions contemplated by the source scopes while assigning clear primary accountability. Cross-support remains available when operational conditions require it, but routine duties are not duplicated as separate permanent positions.

MIAMI MANAGEMENT, INC.

Clubhouse Facilities Management Proposal

Thank you for your consideration.

Submitted to the Downtown Doral South Community Development
District



Thank You

We sincerely thank you for taking the time to explore all that Miami Management, Inc. has to offer. Our commitment is to create a vibrant, engaging, and welcoming community for every resident. From signature events and thoughtfully curated activities to our dedicated on-site Manager, every detail is designed to foster connection, enjoyment, and lasting memories.

We look forward to welcoming you, sharing experiences, and building a community where every day is extraordinary. Thank you for considering Miami Management, Inc. as your home for connection, celebration, and community spirit.



Contact Us



(954) 846-7545 EXT. 304



MiamiManagement.com



1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

DOWNTOWN DORAL SOUTH CDD



FIELD REPORT

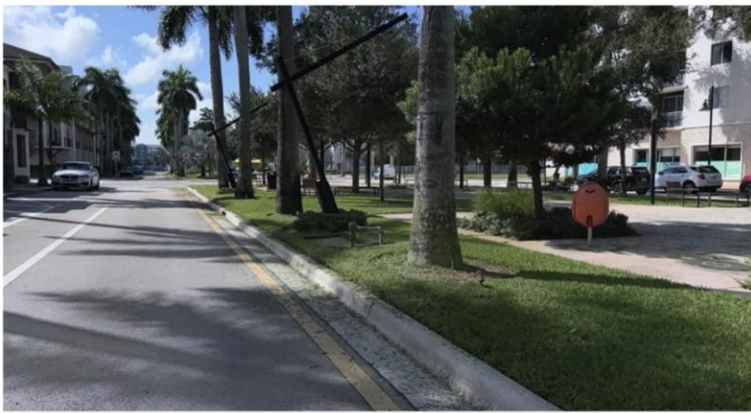


October 21, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

Landscaping

- Equator Landscaping will be providing services on October 13th, and 28th.
- Equator will be conducting wet checks in all Paseos on October 9th and October 23th. Miami-Dade WASD bills quarterly.
- Equator Landscaping provided weed control October 7th.
- Detail trimming services will be provided October 6th and October 9th.
- Porter services were provided on a weekly basis on Monday, Wednesday, Thursday, Friday, and Saturday as per the contract.
- Landscaping fertilization/pest control services completed by Power X.



**DOWNTOWN DORAL
SOUTH DDS**

FIELD DIVISION REPORT

Mayra Padilla

mpadilla@gmssf.com

(954) 721-8681



**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

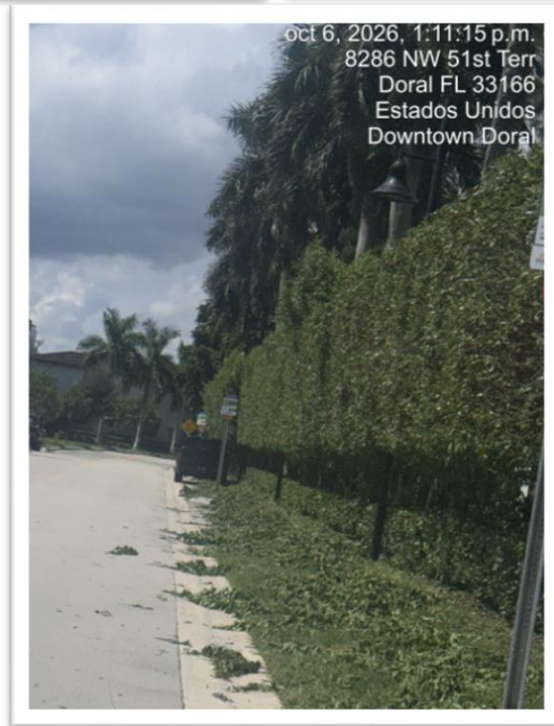
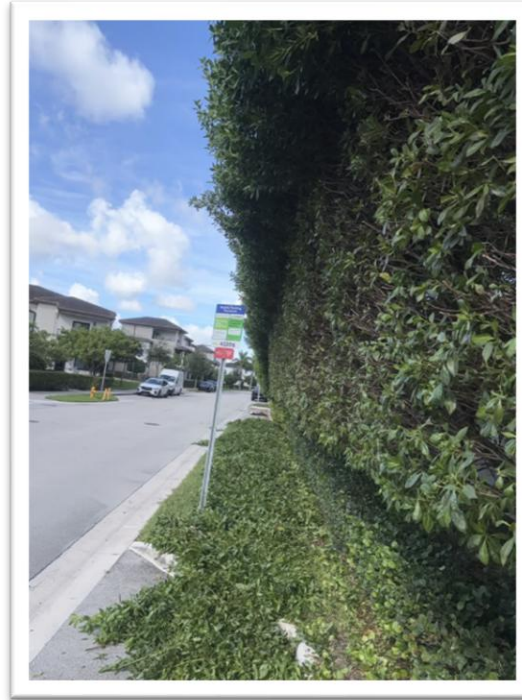
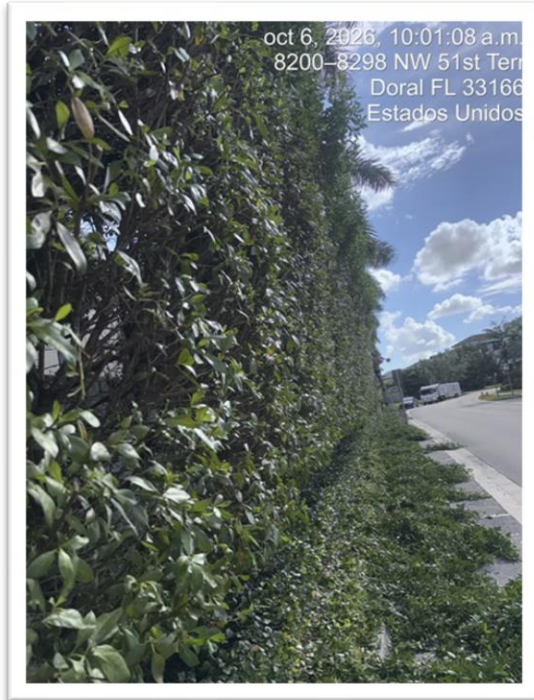
*DOWNTOWN DORAL
SOUTH DDS*

FIELD DIVISION REPORT

Mayra Padilla

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(954) 721-8681

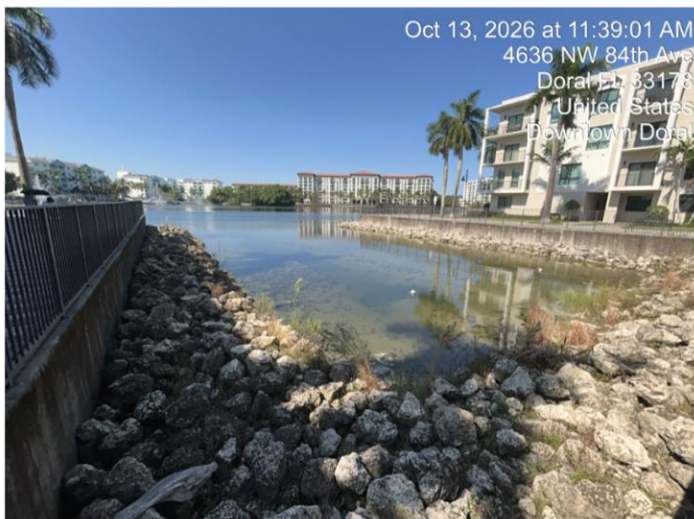


- Hedges on NW 51 Terr were detailed.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

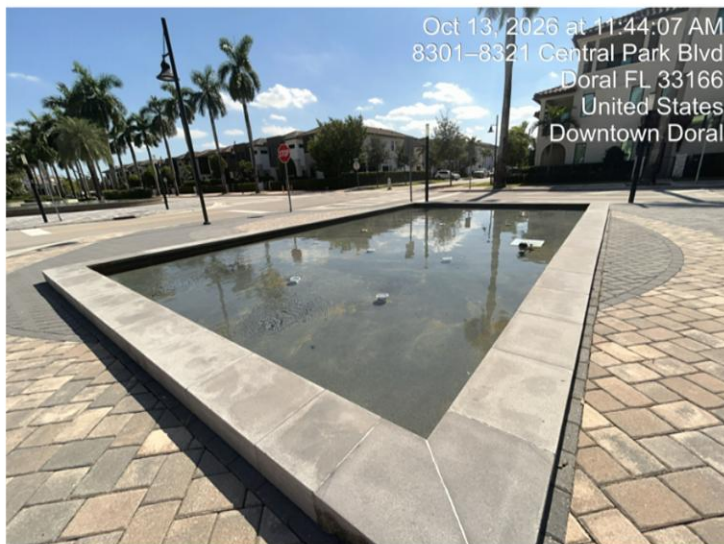
Lake Maintenance

- Maintenance provided to the lake June 10 and June 23rd, 2026 as indicated by Lake Doctors. Please see attached lake inspection reports, Exhibit A.
- Shoreline debris removed by Equator Landscaping Porter.
- Weeds in littoral plant bed are treated monthly.
- All three lake fountains operating per most recent inspections.



Fountains Maintenance

- Five fountains are being serviced three times a week by Florida's Bright Blue pools.



Playground

- Ripped awning was removed. See Exhibit B.



*DOWNTOWN DORAL
SOUTH DDS*

FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681



- Paseo structures are in satisfactory condition per latest inspections.

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

Exhibit A

Lake service reports from The Lake Doctors.



The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 727076 DOWNTOWN DORAL SOUTH CDD
Site Information: 4101 NW 87 Ave , Miami, FL 33178-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-
Service Branch Information: 1200 Stirling Rd
(954) 565-7488
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com
Event Name: Water Management - Zone 2
Work Order Number: 2196770
Service Date: 9/23/2026
Target Pests (if applicable): Algae- various species

Thank you for
your business!

Service Notes & Observations

Treated lake for emergent and terrestrial vegetation control. Thank you.

Environmental Conditions

Weather: Overcast
Temperature: 75.94
Wind Direction: South
Wind Speed: 4.78
Humidity: 75.0000

Treated Shoreline Weeds

Services Completed by:


Matthew Sarysz

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Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

DOWNTOWN DORAL SOUTH DDS

FIELD DIVISION REPORT

Mayra Padilla

mpadilla@gmssf.com

(954) 721-8681



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 727076 **DOWNTOWN DORAL SOUTH CDD**
Site Information: 4101 NW 87 Ave , Miami, FL 33178-
Customer Billing Information: 5385 N Nob Hill Rd , Sunrise FL 33351-
Service Branch Information: 1200 Stirling Rd
(954) 565-7488
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com
Event Name: Water Management - Zone 2
Work Order Number: 2168339
Service Date: 9/9/2026
Target Pests (if applicable): Algae- various species

Thank you for
your business!

Service Notes & Observations

Treated lake for aquatic vegetation control, algae control/prevention, and overall aquatic health. Thank you.

Environmental Conditions

Weather: Overcast
Temperature: 85.86
Wind Direction: North-East
Wind Speed: 3.44
Humidity: 79.0000

Treated for Algae & Invasive Aquatic Weeds

Services Completed by:


Stephen Dellon
(321) 316-7319 / stephen.dellon@lakedoctors.com

HOPPY WITH US?

PLEASE SHARE YOUR FEEDBACK.



www.lakedoctors.com/leave-a-review/

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

**DOWNTOWN DORAL
SOUTH DDS**

FIELD DIVISION REPORT
Mayra Padilla
mpadilla@gmssf.com
(954) 721-8681

Exhibit B



CGC 1518016
12250 SW 129 Ct, Unit 109
Miami, FL 33186
T 305 255-8884
C 786-423-3044
email: ortiz.const.svcs@gmail.com

Estimate

Date	Estimate #
9/10/2026	2026-1065

Name / Address		Project	
DOWNTOWN DORAL SOUTH CDD C/O GMSSF 5385 N Nob Hill Road Sunrise, FL 33351			
Description	Qty	Rate	Total
Rectangular Sail shades 4"X30'	2	5,640.00	11,280.00
Triangle Sail shade 60"X51"X42'	1	5,690.00	5,690.00
PLEASE NOTE: 3 weeks for installation after deposit is received 3 years warranty on fabric			
WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL		Total	\$16,970.00

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**