

Downtown Doral South Community Development District

Revised Meeting 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
September 17, 2025
8:30 a.m.**

**Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
Microsoft Teams**

**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. Audience Comments – **As per District's rules, each speaker has 3 minutes to provide comments**
3. Approval of Minutes of the August 20, 2025 Meeting
4. Consideration of:
 - A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025
 - B. Agreement for Sale and Purchase (The Residences at Downtown Doral Club) Agreements between White Course Lennar, LLC and CC-WCD TIC, LLC
 - C. Lease Agreement between White Course Lennar, LLC and CC-WCD TIC, LLC and Canarias at Downtown Doral Homeowners Association, Inc.
5. Discussion of:
 - A. Club Transaction - PSA Update
 - B. Engineer Inspections
 - C. Environmental Phase One
 - D. Clubhouse Survey
 - E. Clubhouse Inventory
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Car Crash at Paseo C – Traffic Thru Deterrent
 - 2) Estimate #31789 for Stormwater Maintenance of Phase 1 with Express Drain and Sewer Cleaning, LLC
 - C. Field Manager – Field Report
 - D. Manager

7. Financial Reports
 - A. Acceptance of Check Register
 - B. Acceptance of Unaudited Financials
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.downtowndoralsouthcdd.com>