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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.

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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)*

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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.

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.

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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

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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.

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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

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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)

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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 indicted 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 the 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

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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,

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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.

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Ben Quesada
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Secretary /Assistant Secretary

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616EAA255DF1463...
Chairman / Vice Chairman

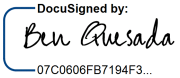
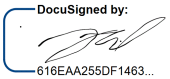
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Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

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Completed	Security Checked	10/22/2026 6:20:34 AM

Payment Events	Status	Timestamps