

## **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, February 18, 2026, at 8:30 a.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
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)

### **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 November 19, 2025 and January 21, 2026 Meetings**

Mr. Quesada presented the minutes from the November 19, 2025 and January 21, 2026 meetings and stated those were included in the agenda package. He then asked for any comments or corrections from District counsel.

Mr. Cochran stated on the January minutes there was a typo on the top of page 1 which said the meeting was held on January 21, 2025, and should be corrected as 2026.

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**Downtown Doral South CDD**

Mr. Quesada stated that item would be corrected in the minutes, and asked for any other comments or corrections from the Board, there were no other corrections at this time. He then asked for a motion to approve the minutes as amended.

On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, the Minutes of the November 19, 2025 and January 21, 2026 Meetings with the indicated change were approved.

**THIRD ORDER OF BUSINESS**

**Update on Parking Rules**

Mr. Quesada moved to the update on the parking rules and gave a brief update on this item stating the latest update they received from the city relating to the last question they had asked to the public works department which was, what the City of Doral is going to do with the revenue from the parking enforcement program. Mr. Quesada also stated the city is willing to enforce more than just parking permits, so any expired tags, etc. and Mr. Cochran had prepared a draft from the previous Board discussion on the matter. Mr. Quesada stated the city indicated that they were working on the MOU which should answer the question about the revenue as well, and the basic parameters of how they would be doing the enforcement with the CDD.

Mr. Cochran also made some additional comments relating to this item stating there has been a lot of communication back and forth between the City of Doral and the CDD specifically as to the CDD owned spots, and were they allowed to do it the way the city was proposing as far as the permits, the application process and restricting who was allowed to purchase those permits for spots. Mr. Cochran also stated he conferred with the District's bond counsel and also conferred with the City of Doral's attorney and their bond counsel as well, both bond counsels and the city attorney were in agreement that there were no bond or tax issues with doing the permitting program. Mr. Cochran also stated that hopefully they would get the MOU from the city fairly soon and he would go ahead and start working on the document with what information he had currently to be able to prepare a complete draft ready to discuss at the next meeting and then they could advertise the public hearing to adopt the rules.

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

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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Quesada moved to staff reports and asked Mr. Cochran if he had anything else to report.

**A. Attorney**

Mr. Cochran stated he had nothing else to report.

**B. Engineer**

Mr. Quesada stated there was nothing to report on the engineer's side, other than about a week after the last Board meeting the engineer was wrapping up the storm drain cleaning for phase 1 and they were still putting the report together for the Board and as soon as he receives that he would put it on the agenda.

**C. Field Manager – Monthly Report**

Mr. Quesada moved to item C under staff reports, field manager, and asked Ms. Padilla if she had anything to report to the Board.

Ms. Padilla stated she didn't have anything to report other than she wanted to go over the proposal listed as exhibit B on the field report from Equator Landscaping.

Mr. Quesada confirmed that item was on page 22 of the digital agenda and gave a brief explanation relating to the proposal stating the District usually does tree trimming once a year and the vendor make recommendations as to any dead or failing trees in the District. He then asked for a not to exceed amount of \$14,000 to continue moving forward with restoring some of the landscaping and stated the budget was well funded and had line items for plant replacement and also for landscaping replacement.

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

On MOTION by Mr. Bravo seconded by Mr. Bird with all in favor, accepting the proposal from Equator Landscaping not to exceed \$14,000 for tree replacement was approved.

**D. Manager**

Mr. Quesada stated he had nothing to report under the manager report other than to let the Board know they would be looking to propose the fiscal year 2027 budget on April 15th and to make sure they would have a quorum for that meeting. He also stated that

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June 15th was the deadline to notify the county if there would be any increase in assessments for the tax roll, however, he did not believe there was any need for any increase.

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

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

- A. Acceptance of Check Register**
- B. Acceptance 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.

**SIXTH ORDER OF BUSINESS**

**Audience Comments – As per District’s rules, each speaker has 3 minutes to provide comments**

Mr. Quesada stated there was no audience present virtually or in person for any comments.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

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

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

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 07C0006FB7194F3...  
 Secretary / Assistant Secretary

DocuSigned by:  
  
 616EAA233DF1463...  
 Chairman / Vice Chairman

## Certificate Of Completion

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3/19/2026 6:04:20 AM

eacosta@gmssf.com

## Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
  
 07C0606FB7194F3...

Signature Adoption: Pre-selected Style

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## Electronic Record and Signature Disclosure:

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Francisco Bird

birdfrancisco@gmail.com

Chairman

Security Level: Email, Account Authentication (None)

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Signed: 3/19/2026 6:08:31 AM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

3/19/2026 6:05:12 AM

Certified Delivered

Security Checked

3/19/2026 6:08:12 AM

Signing Complete

Security Checked

3/19/2026 6:08:31 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>