

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 Wednesday, November 19, 2025, at 6:30 p.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

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

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Juliana Duque	Governmental Management Services (by phone)
Mayra Padilla	Governmental Management Services (by phone)
Terry Glynn	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Leticia Suarez	HOA Manager (Urbana) (by phone)
Jonathan Goldstein	Counsel for Urbana at Residences at Downtown Doral Neighborhood Association, Inc.

Several residents and members of the public at large (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

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

(This item was addressed later in the meeting)

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Mr. Quesada indicated he would move down the agenda to a couple of procedural items needing Board approval first before moving on with the other agenda items.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
September 17, 2025 and
September 24, 2025 Meetings**

Mr. Quesada then presented the minutes from the September 17, 2025 and September 24, 2025 meetings and stated those were included in the agenda package. He then asked for any comments or corrections and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, the Minutes of the September 17, 2025 and September 24, 2025 Meetings were approved.

SEVENTH 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. Cabral seconded by Mr. Bird with all in favor, the Check Register and the Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

- C. Field Manager – Monthly Report**

Mr. Quesada then moved to item C under staff reports, field manager, included in the agenda on page 76 and stated they were 5 streetlight fixtures reported as damaged by one of the HOA managers so he had those repaired electrically, however, some of those fixtures appeared to be damaged and needed to be replaced. Mr. Quesada then gave some historical background relating ordering these particular streetlight fixtures stating there were not a lot of suppliers who sold them. He then stated the price per each one would be \$1,985 and he could find only one supplier in Miami-Dade County that had those

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fixtures available. Mr. Quesada also stated there were enough funds in the field, O&M budget to absorb the cost of these replacements.

He then asked for any comments or questions, and upon hearing none, asked for a motion to approve estimate#2025-1022.

On MOTION by Mr. Bravo seconded by Mr. Bird with all in favor, accepting Estimate #2025-1022 from Ortiz Construction to replace 5 damaged streetlight fixtures in an amount not to exceed \$11,925 was approved.

FOURTH ORDER OF BUSINESS

(DERM) Discussion and Follow-up on Urbana III, Residences at Downtown Doral meeting (COM-99029)

(This item was addressed later in the meeting)

FIFTH ORDER OF BUSINESS

Discussion of:

A. Homeowner's Association Leadership Regarding the Potential Clubhouse Purchase

Mr. Quesada moved to item No. 5A, discussion of homeowner's association leadership regarding the potential clubhouse purchase stating he had invited the Board members from Urbana, Canarias and Tahiti to attend today's meeting to address their concerns and a letter was also provided in the agenda as well.

(At this point there was a lengthy discussion among the Board members, Mr. Cochran, Mr. Quesada, and the HOA Board members who attended the meeting relating to the letter, the PSA, the appraisal, and the engineering inspections)

Mr. Quesada asked the Board if they would like to open the floor to any public comments relating to the discussion of the clubhouse purchase. *(The Board agreed to take public comments at this time)*

SECOND ORDER OF BUSINESS

Audience Comments – As per District's rules, each speaker has 3 minutes to provide comments (Cont.)

Mr. Quesada then asked if anyone had any public comment they wished to make at this time and reminded everyone there was a 3 minute limit for any public comment.

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(At this point public comments were taken)(Ms. Rebecca Lon made a few comments at this time, as well as other residents who attended the meeting)(There was further discussion among the Board members, Mr. Cochran, Mr. Quesada, Ms. Duque, Mr. Goldstein and the attending audience relating to the PSA and the earlier discussions at this meeting)(The Board requested the District Manager to attend the Master HOA meeting on 12-8-25 at 6pm to clarify any concerns or questions they have, and also reach out to the club owners in January, 2026 to find out what would be required to resume negotiations)

FOURTH ORDER OF BUSINESS

(DERM) Discussion and Follow-up on Urbana III, Residences at Downtown Doral meeting (COM-99029)(Cont.)

Mr. Quesada moved back to item No. 4, (DERM) Discussion and follow-up on Urbana III, Residences at Downtown Doral meeting (COM-99029) and gave a brief summary of this item indicating this was included in the agenda on page 14.

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

FIFTH ORDER OF BUSINESS

Discussion of: (Cont.)

B. The City of Doral's Proposed Parking Permit Program

Mr. Quesada moved on to The City of Doral's proposed parking permit program and asked if the Board had any questions or comments for District counsel relating to the program or if there was anything they wished to communicate to the City of Doral's attorney based on the program. Mr. Quesada also stated the CDD would also need to adopt certain parking rules through the rulemaking process to make them enforceable.

(At this point there was a lengthy discussion among the Board members, District staff, and Mr. Cochran relating to this item)(The Board requested staff to invite a Doral Public Works representative to attend the January 21, 2026 CDD Board meeting)

SIXTH ORDER OF BUSINESS

Staff Reports (Cont.)

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

A. Attorney

Mr. Cochran stated he had nothing to report.

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B. Engineer

Mr. Quesada stated there was nothing to report under the engineer.

D. Field Manager – Monthly Report

(This item was addressed earlier in the meeting)

E. Manager

Mr. Quesada stated he had nothing to report under the manager.

SEVENTH ORDER OF BUSINESS

Financial Reports (Cont.)

C. Acceptance of Check Register

D. Acceptance of Unaudited Financials

(This item was addressed earlier in the meeting)

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

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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 Certificate Pages: 2
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 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

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 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

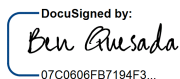
Record Tracking

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Signer Events

Ben Quesada
 BQuesada@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

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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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Signature Adoption: Drawn on Device
 Using IP Address: 108.208.112.85
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps