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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 Monday, August 31, 2026, at 9:00 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

Also present were:

Scott Cochran	District Counsel
Liza Smoker	Billing Cochran P.A. (by phone)
Juan Alvarez	District Engineer (by phone)
Juliana Duque	District Manager
Ben Quesada	Governmental Management Services (by phone)
Terry Glynn	Governmental Management Services (by phone)
Steve Sanford	Bond Counsel (by phone)
Pedro Izquierdo	Miami Management
Terry Baluja	Lennar Homes (by phone)
Connor Holding	Attorney for Seller (by phone)
Several Residents	(in person and by phone)

FIRST ORDER OF BUSINESS — Roll Call

Ms. Duque called the meeting to order, called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS — Discussion of Financing Matters related to Acquisition of the Clubhouse Property Series 2026 Bonds

A. Consideration of Engineers Report

Ms. Duque moved to item No. 2, discussion of financing matters related to acquisition of the clubhouse property Series 2026 bonds and stated item A was the consideration of the engineers report. She then asked Mr. Alvarez to give a brief summary relating to this item.

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Mr. Alvarez gave a brief explanation of the engineers report and stated this was the same report that was previously presented to and approved by the Board on August 19th reflecting the additional increase for the estimated amount of the construction of additional storage space as discussed on August 19th. He also stated the report reflects the total amount for additional repairs and improvements as $1 million dollars and that was the only change to the report from the print version that was presented at the August 19th meeting. He then asked for a motion to approve the engineers report dated August 31, 2026.

> On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, accepting the Engineers Report with the adjusted improvement costs to $1 million dollars dated August 31, 2026 was approved.

B. Consideration of Master Assessment Methodology

Ms. Duque moved to item B, consideration of master assessment methodology with revised date of August 31, 2026. She then indicated this was the same report a previously presented to the Board with the additional explanation of the cost acquisition which would be allocated to every residential unit in the District. She also stated the proposed bond issue would be a total of $38 million dollars which was requested by the Board at the August 19th meeting. Ms. Duque made a few additional comments relating to the terms and conditions, and also gave a detailed explanation of the tables included in the report for the attending audience. She then asked if there were any questions or comments and upon hearing none she asked for a motion to approve the master assessment methodology report dated August 31, 2026.

> On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, accepting the Master Assessment Methodology with the stated adjustments as presented dated August 31, 2026 was approved.

C. Consideration of Resolution #2026-08 Declaring Special Assessments

Ms. Duque then moved down to item C, consideration of resolution #2026-08 declaring Special Assessments and gave a brief explanation of the resolution. She then asked for any questions or comments and upon hearing none she asked for a motion to adopt the resolution.

Docusign Envelope ID: 91790255-A599-8EB2-82B9-5311E611F5BC

> On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, Resolution #2026-08 Declaring Special Assessments was approved.

D. Consideration of Resolution #2026-09 Calling for a Public Hearing to Impose Assessments

Ms. Duque moved down to item D, consideration of resolution #2026-09 calling for a public hearing to impose assessments and gave a brief explanation of the resolution. She then asked for any questions or comments.

(At this point there was a brief discussion among the Board members, Ms. Duque, and the attending audience relating to this item)

Ms. Duque then asked for a motion to adopt the resolution.

> On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, Resolution #2026-09 calling for a Public Hearing to impose Special Assessments on October 1, 2026 at 6:00 p.m. at 4651 NW 82nd Avenue, Doral, Florida was approved.

THIRD ORDER OF BUSINESS Discussion of:

A. Environmental Site Assessment Phase 1

1) MEC Engineering Proposal

2) Nelco Testing and Engineering Services, Inc. Proposal

Ms. Duque moved to item No, 3, discussion of environmental site assessment phase 1 and gave a brief explanation of this item stating they had two proposals to present to the Board, one from MEC Engineering, and one from Nelco Testing and Engineering Services. She also stated this item was in connection with the proposed acquisition of the clubhouse property which was a pre-purchase due diligence report. Ms. Duque then gave a brief summary of both proposals comparing apples to apples, as well as the pricing and the scope of work that was included.

(At this point there was a discussion among the Board members, Ms. Duque, Mr. Cochran and Mr. Alvarez relating to this item)(The Board agreed to move forward with Nelco Testing and Engineering Services for the environmental site assessment Phase 1)

> On MOTION by Mr. Mercado seconded by Mr. Bird with all in favor, accepting the proposal from Nelco Testing and Engineering Services, Inc. for the environmental site assessment Phase 1 in the amount of $1,600 was approved.

Docusign Envelope ID: 91790255-A599-8EB2-82B9-5311E611F5BC

FOURTH ORDER OF BUSINESS Consideration of:

A. R&DC Proposal for Facility Condition Assessment of the Clubhouse and Amenities

Ms. Duque moved to item 4A, consideration of R&DC proposal for facility condition assessment of the clubhouse and amenities and gave a brief explanation of this item. She also described some of the items that would be covered such as reviewing all existing documentation of the property, the appraisal, the warranty, inspections records, etc., and a few items that would not be covered as well. Ms. Duque then asked for any questions or comments.

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

Ms. Duque asked for a motion to approve the proposal.

> On MOTION by Mr. Bird seconded by Mr. Cabral with all in favor, accepting the proposal from R&DC for the facility condition assessment of the clubhouse and amenities in the amount of $41,700 was approved.

B. Ford, Armenteros & Fernandez, Inc. Proposal for Surveying Services

Ms. Duque moved to item 4B, consideration of the proposal from Ford, Armenteros & Fernandez for surveying services and gave a brief explanation of this item stating this was the only proposal she received in time for the agenda and their fee was $10,000 with a 5 to 10 business day turnaround. Ms. Duque stated she also provided the Board with an additional proposal she received after the agenda package went out from Contour Line Surveyors and Mappers, LLC in the amount of $8,700 and gave a brief description of their proposal as well, and stated she had provided a comparison sheet of both proposals for the Board to review.

(At this point there was a discussion among the Board members, Ms. Duque, Ms. Smoker and Mr. Alvarez relating to this item)

> On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, authorizing a not to exceed amount of $10,000 for surveying services subject to confirmation from both Ford, Armenteros and Contour Line Surveyors that a topographical survey was included in their proposals and also authorizing the Chairman to select which company to move forward with was approved.

Docusign Envelope ID: 91790255-A599-8EB2-82B9-5311E611F5BC

C. Clubhouse Purchase and Sale Agreement

Ms. Duque moved to item 4C, clubhouse purchase and sale agreement and asked Ms. Smoker to present this item.

Ms. Smoker gave a brief update on the purchase and sales agreement (PSA) at this time stating the agreement had been revised several times and a redline copy of the agreement was included in the agenda for the Board's review and consideration. She then made a few additional comments relating the PSA and went over several items in the agreement with the Board, including but not limited to the indemnification language, the closing date, the purchase price and the due diligence period.

(At this point there was a lengthy discussion among the Board members, Ms. Smoker and Ms. Duque relating to this item)(Mr. Cochran also provided a brief update regarding the bond validation process)

> On MOTION by Mr. Cabral seconded by Mr. Bird with all in favor, accepting the final version of the Clubhouse Purchase and Sale Agreement in substantial final form was approved.

D. Engagement Letter with Greenberg, Traurig, P.A. to Serve as Special Club Counsel

Ms. Duque moved to item D, engagement letter with Greenberg, Traurig to serve as special club counsel and gave a brief explanation of this item. She also stated she was provided a revised agreement that included the preparation of the club rules and regulations, the club schedule of dues, fees and charges, the club hours of operation, and rental policies procedures and regulations. She then asked for any questions or comments, and upon hearing none she asked for a motion to approve the revised engagement letter.

> On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, accepting the revised engagement letter with Greenberg, Traurig, P.A. to serve as Special Club Counsel was approved.

FIFTH ORDER OF BUSINESS Staff Report

A. Attorney

There not being any, the next item followed.

Docusign Envelope ID: 91790255-A599-8EB2-82B9-5311E611F5BC

B. Engineer

Ms. Duque moved down to the District Engineer and asked Mr. Alvarez if he had anything to report.

Mr. Alvarez stated he had nothing to report other than to ask if District counsel would prepare a short form agreement to authorize R&DC to conduct the inspection.

Mr. Cochran stated he would confirm internally on that matter and get back with Mr. Alvarez offline.

C. Field Manager

There not being any, the next item followed.

D. Manager

Ms. Duque went back to the mold test matter that was discussed earlier in the meeting, stating she checked on this item and the total amount paid last year for a mold inspection was $3,471. She then asked the Board if they wanted to make a motion for a not to exceed amount to move forward with a new mold inspection as requested by the Board earlier and authorize the Chairman to work with District staff on this and bring back the proposal for ratification at the next meeting.

> On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, authorizing a not to exceed amount of $5,000 for a new mold inspection and also authorizing the Chairman to work with District staff on the matter and bring back the proposal to the next meeting for ratification was approved.

SIXTH ORDER OF BUSINESS — Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments*

Ms. Duque asked if there were any audience comments at this time. There were no comments from the audience.

SEVENTH ORDER OF BUSINESS — Supervisors Requests

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

Docusign Envelope ID: 91790255-A599-8EB2-82B9-5311E611F5BC

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Duque 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.

DocuSigned by:
Ben Quesada
07C0606FB7194E3...
Secretary /Assistant Secretary

DocuSigned by:
616EAA255DF1463...
Chairman / Vice Chairman

Certificate Of Completion

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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
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Signing Complete	Security Checked	10/2/2026 6:56:31 AM
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Payment Events	Status	Timestamps