

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, June 17, 2026, at 8:30 a.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird
Jamie Mercado
Felix Bravo

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Scott Cochran
Liza Smoker
Ben Quesada
Mayra Padilla
Terry Glynn
Rebecca Lon
Mr. Todd Colter
Ms. Melissa
Mr. Conner

District Counsel
District Counsel (by phone)
District Manager
Governmental Management Services
Governmental Management Services (by phone)
HOA Manager (Canarias/Tahiti)
HOA Manager (by phone)
Property Manager – First Service Residential
Conner Holders (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order, called the roll and stated we have a quorum. He also stated this meeting was originally advertised for 8:30 a.m. and was properly noticed and pushed out to 3:00 p.m.

SECOND ORDER OF BUSINESS

Approval of Minutes of the May 20, 2026 Meeting

Mr. Quesada presented the minutes from the May 20, 2026 meeting 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.

June 17, 2026

Downtown Doral South CDD

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, the Minutes of the May 20, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Discussion of:

A. Clubhouse Acquisition

Mr. Quesada moved to item A, discussion of clubhouse acquisition stating there had been some information provided to management regarding some possible progress between the club owner and the HOA and asked Ms. Lon to give a brief summary of this item.

Ms. Lon gave a brief overview and stated she was appointed by the Board of Directors of the Master Association to present to the Board and management two documents. The first one was a document entitled "Action by the Board of Directors of the Association without a Meeting" reflecting to the Master Association's desire for the CDD to proceed in acquiring the club free and clear of any option in favor of the association. The other document was a release document in favor of the owners of the clubhouse which she said was one of the requirements for the owners of the clubhouse to restart discussions with the CDD. She also indicated previously the Master Board had several discussions and meetings with the other representatives of several parties and finally the documents were approved by the club owners. Ms. Lon also stated it's up to the Board of Supervisors now to continue the negotiations and the discussions and the Master Association would also be there for the CDD to assist and support the CDD Board.

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

Mr. Quesada also made some additional comments relating to this item and asked if the Board had any further comments or questions.

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and Ms. Lon relating to the PSA terms and items and continuing negotiations)(The Board agreed to proceed forward with negotiations with the Club ownership and requested locking in the current purchase price at \$28,413,000)

June 17, 2026**Downtown Doral South CDD**

Mr. Quesada then asked for any further comments or discussion, and upon hearing none, he asked Mr. Cochran to formulate the motion for the Board.

Mr. Cochran indicated if it was the Board's intent it would be a motion to proceed forward with the acquisition of the clubhouse for the purchase price of \$28,413,000 and to re-enter negotiations with the club sellers.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, authorizing staff to proceed with negotiations of the acquisition of the clubhouse for the purchase price of \$28,413,000 and re-enter negotiations with the club sellers was approved.

B. Correspondence Regarding Notice to Owner/Notice to Contractor

Mr. Quesada moved to item No. 3B, correspondence regarding notice to owner/notice to contractor and indicated this item was on page 10 of the agenda. He also stated they were pressed for time in the meeting, and wanted to inform the Board this was just a notice based on some of the improvements the Board was aware with the stormwater system. Mr. Quesada made a few additional comments and stated they would continue to monitor this item and bring it back to the Board at the next meeting.

(At this point there was a discussion among the Board members and Mr. Quesada relating to this item) (The Board requested a release of lien for the Notice to Owner from Downrite)

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, authorizing staff to request a Release of Lien from Downrite for the Notice to Owner was approved.

C. Memorandum of Understanding with the City of Doral and Downtown Doral South CDD for Parking Enforcement

Mr. Quesada then moved to item 3C, discussion of memorandum of understanding with The City of Doral and Downtown Doral South CDD for parking enforcement and indicated this item was included in the agenda on page 12. He then gave a brief summary relating to the last City Council meeting where they approved resolution #26-111. Mr. Quesada stated this resolution was executed by the City on page 15 blessing the Memorandum of Understanding in its present form, however, there were still some other procedural steps that need to be taken for parking enforcement.

June 17, 2026**Downtown Doral South CDD**

Mr. Cochran also made a few additional comments as well stating again the City of Doral had approved the MOU on their side with all the CDD's proposed changes. He also stated the next step would be for the District to have a public hearing on the Rules, but he needed to confirm with his co-workers whether or not the Board would be authorized to execute the MOU prior to adopting the Rules and if they needed to wait for the enforcement of those Rules until the public hearing had taken place. Mr. Cochran then asked for a motion authorizing execution of the MOU subject to legal review and approval. He also indicated he would work with District management to get the advertisements done as quickly as possible with the goal of a public hearing date of July 30th.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, authorizing execution of the MOU subject to final legal review and approval was approved.

FOURTH ORDER OF BUSINESS**Staff Report****A. Attorney**

Mr. Cochran stated he had nothing to report other than they would have the legislative update at the next meeting.

(At this point there was a discussion among the Board members, Mr. Quesada, and Mr. Cochran relating to the remainder of the FY2026 meeting schedule time and dates to make sure they have quorum for the upcoming public hearing on July 30th and the remaining FY2026 meetings)(The Board requested changing the remaining FY2026 meeting time to from 8:30 a.m. to 12:00 p.m. for July 15, August 19th and September 16, 2026 and authorized staff to readvertise)

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, authorizing staff to re-advertise the remaining FY2026 Board meetings as discussed changing the time from 8:30 a.m. to 12:00 p.m., keeping the same meeting dates and same location at 4651 NW 82nd Avenue, Doral, Florida was approved.

B. Engineer

Mr. Quesada stated he had nothing to report from the engineer.

June 17, 2026

Downtown Doral South CDD

C. Field Manager – Monthly Report

Mr. Quesada moved to item C, field manger's report, gave a brief introduction relating some deficiencies that were pointed out regarding the landscaping maintenance and then asked Ms. Padilla to give a brief summary of her report.

Ms. Padilla stated she did received a complaint from a resident expressing how unhappy he was with the current landscaping. She indicated the landscapers where there the next day to respond to the resident's concerns, and was also informed by the vendor during the rainy season requested when it's very hot and raining all the time landscaping and vegetation grow a lot faster.

Mr. Quesada then made a few additional comments relating to this item as well.

(At this point there was a discussion among the Board members, Mr. Quesada, Ms. Padilla, and Ms. Lon relating to the landscaping deficiencies and attention to detail within the community)

D. Manager

Mr. Quesada stated he had nothing further to discuss under the manager. He also reminded the Board to submit their Form 1 financial disclosure forms before July 1, 2026 because they would start fining after the grace period of September 1 up to \$1,500 and to make sure to check the box at the bottom of the form that they completed their 4 hours of ethics training for 2025. Mr. Quesada also reminder the Board to complete their 4 hours of ethics training before December 31, 2026 for next year's form as well.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval 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.

June 17, 2026

Downtown Doral South CDD

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

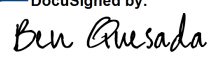
Mr. Quesada asked if there were any Supervisor's requests at this time. *(There were no comments)*

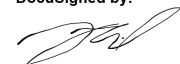
EIGHTH ORDER OF BUSINESS

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.

DocuSigned by:

07C0606FB7194E3...
Secretary / Assistant Secretary

DocuSigned by:

616EAA255DF1463...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: C401F8CD-F68E-8FD6-820F-6C8772057246

Status: Completed

Subject: Downtown Doral South: Complete with Docusign: 6-17-26 Minutes.pdf, 7-15-26 Minutes.pdf, Resolution 2

Source Envelope:

Document Pages: 56

Signatures: 13

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

8/20/2026 7:20:05 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
Using IP Address: 2600:387:15:2818::5
Signed using mobile

Timestamp

Sent: 8/20/2026 7:28:24 AM

Viewed: 8/20/2026 7:47:08 AM

Signed: 8/20/2026 7:47:19 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Francisco Bird

birdfrancisco@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

DocuSigned by:

616EAA255DF1463...

Signature Adoption: Drawn on Device
Using IP Address:
2600:1700:13ac:1d00:89b2:5787:343b:cfc4
Signed using mobile

Sent: 8/20/2026 7:28:25 AM

Viewed: 8/20/2026 7:31:42 AM

Signed: 8/20/2026 7:32:46 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

Jennifer McConnell

Jmcconnell@gmssf.com

GMS-SF

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 8/20/2026 7:47:22 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	8/20/2026 7:28:25 AM
Certified Delivered	Security Checked	8/20/2026 7:31:42 AM
Signing Complete	Security Checked	8/20/2026 7:32:46 AM
Completed	Security Checked	8/20/2026 7:47:23 AM

Payment Events	Status	Timestamps
----------------	--------	------------