

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, October 8, 2025, at 7:00 p.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird
Jamie Mercado
Gerardo Cabral

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Scott Cochran
Ben Quesada
Juliana Duque
Rebecca Lon
Jonathan Goldstein

District Counsel
District Manager
Governmental Management Services (by phone)
HOA Manager (Canarias/Tahiti)
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 reconvened 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***

- A. Opposition to Proposed Clubhouse Purchase**
- B. Objection to Clubhouse Purchase Terms**
- C. Clubhouse Purchase Concerns**

Mr. Quesada made a brief announcement relating to the rules of procedure for the attending audience stating there would be a point in time for everybody in the audience

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who wished to speak to make their public comment. He also stated that today's meeting was supposed to be a public hearing for the purposes of beginning the assessment process related to the clubhouse transaction, however, at this point in time there was no current club negotiation happening. He also reminded everyone there was a 3 minute time limit for any public comment.

Mr. Cochran then gave a brief update relating to the status of the seller on the sale of the clubhouse and the Board's question as to what would be required for the seller to come back to table to negotiate the sale of the clubhouse to the CDD, and would the seller agree to extend the current purchase price for another 6 months. Mr. Cochran stated the seller responded back and asked why the CDD was requesting a 6 month extension on the purchase price and that he had replied back to the seller on that issue. The seller responded back in writing on October 7th and Mr. Cochran then read their written response into the record that stated the club owners could not agree to the 6 month extension requested by the Board at this time, however, the club owners remain willing to continue dialogue and communication with the Board.

(At this point there was a discussion among the Board members, Mr. Cochran and Mr. Quesada and Ms. Duque related to the Purchase Sales Agreement (PSA), and also provided a summary to the attending audience on everything that occurred up to this point)(Mr. Quesada gave a brief update to the attending audience of where they had left off in the process stating no contract had been signed as of yet)(Ms. Duque also made some additional statements relating to the purchase price of the clubhouse in the future and the presented District Engineers and Methodology Reports)(Mr. Goldstein made a few additional statements relating to this matter on behalf of Urbana at Residences at Downtown Doral Neighborhood Association and also stated for the record that he did not represent the Master Association or Carlos Martin and was not speaking on their behalf)

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THIRD ORDER OF BUSINESS

Public Hearing to Consideration the Imposition of Special Assessments

- A. Motion to Open the Public Hearing
- B. Public Comment and Discussion
- C. Acceptance of Engineers Report
- D. Acceptance of Master Assessment Methodology
- E. Approving the Project and Declaring Special Assessments will Fund the Project
- F. Equalization of Assessments
- G. Adoption of Resolution #2026-01 Authorizing Projects, Levying Special Assessment and Confirming Intention to Issue Bonds
- H. Motion to Close the Public Hearing

(At this point Mr. Quesada stated it was not necessary to go through the public hearing to consider Special Assessments since they we're still trying to negotiate the PSA)

FOURTH ORDER OF BUSINESS

Supervisors Requests

Mr. Quesada then moved to item No. 4, Supervisor's requests, and made a few statements relating to some previous requests, stating District Counsel would go back and ask the club ownership what specifically needs to be done in order to resume club acquisition negotiations, also invite the Urbana, Tahiti, Canarias and HOA Master Boards to attend the already advertised November 19, 2025 CDD meeting. He also stated he would look into resident's concerns claiming they did not receive the public hearing notice list provided by Ms. Duque on October 9, 2025.

(At this point public comments were taken from the audience and a Q&A session was held among the Board members, Mr. Cochran, Mr. Quesada, Ms. Duque and the attending audience)(Mr. Quesada asked for any further public comments from the audience, there were no further comments at this time)

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Quesada then 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

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

618EAA255DF1483
Chairman / Vice Chairman

Certificate Of Completion

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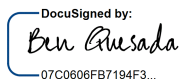
Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

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Signature Adoption: Pre-selected Style

Using IP Address:

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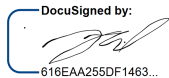
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Francisco Bird

birdfrancisco@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Drawn on Device

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Witness Events

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Notary Events

Signature

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Envelope Summary Events

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Hashed/Encrypted

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Certified Delivered

Security Checked

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Payment Events	Status	Timestamps