

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, July 15, 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
Felix Bravo	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Liza Smoker	District Counsel (by phone)
Juan Alvarez	District Engineer
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Juliana Duque	Governmental Management Services (by phone)
Terry Glynn	Governmental Management Services (by phone)
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Michael Miller	Guest (by phone)
Terry Baluja	Lennar Homes (by phone)
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.

Mr. Quesada stated due to time constraints of the meeting he would be tabling a few of the agenda items and bring those back to the next Board meeting for discussion and approval if the Board agreed. *(The Board had no objection and agreed with Mr. Quesada's statement)*

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SECOND ORDER OF BUSINESS

**Approval of Minutes of the
June 17, 2026 Meeting**

(This item to be discussed at the July 30th Meeting)

THIRD ORDER OF BUSINESS

**Consideration of Fountain
Service Agreement with
Florida's Bright and Blue
Pools**

(This item to be discussed at the July 30th Meeting)

FOURTH ORDER OF BUSINESS

Discussion of:

A. Financial Matters Related to the Possible Club Acquisition

1) Engagement Letter with FMS Bonds

Mr. Quesada moved down to item No. 4A-1 engagement letter with FMS Bonds and indicated this item was included in the agenda on page 11. He also gave a brief summary of this item stating last year the agreement with FMS Bonds was only good for the issuance of the 2025 Series Bonds, and this engagement letter was to contract an underwriter to be able to provide financial information relating to the possible club acquisition for the 2026 Series Bonds. Mr. Quesada also made some additional comments indicating this was the same firm that was contacted last year but, this would be for the 2026 Series issuance. He then asked if the Board had any comments or questions.

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and Ms. Duque relating to this item and the underwriter's fee)(The Board requested staff to obtain additional underwriter proposals to bring back to the next Board meeting)

2) Update on Purchase and Sales Agreement

Mr. Quesada moved to item #2 update on purchase and sales agreement and asked Mr. Cochran to give a brief update related to the PSA.

Mr. Cochran indicated Ms. Smoker was also attending the meeting via phone and would be available to answer questions or provide comments if necessary. He then gave a brief update on the purchase and sales agreement (PSA) stating he received a response back from the seller's attorney with a revised version of the agreement and that's where they were at today. Mr. Cochran also made some additional comments regarding the revisions indicating he wanted to get the Board's direction on some of the comments before

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responding back to the seller's attorney. Mr. Cochran then highlighted a few of the revisions to the document.

(At this point there was a discussion among the Board members, Mr. Cochran and Mr. Quesada relating to this item)(The Board discussed their collective suggestions and requests to Mr. Cochran regarding the highlighted revisions provided by the seller's attorney which were explained in detail by Mr. Cochran on the record)

(The Board members generally indicated that while they would consider release language, they were not willing to indemnify the sellers. The Board members further indicated that they would like the closing date to be extended beyond November if necessary due to the District requiring additional time to complete the bond validation process for bond issuance and that they would like the purchase price to be held for any such extended period. Mr. Cochran indicated that the Board's requests would be communicated to the sellers' attorney)

3) Engineering Report

Mr. Quesada moved to item #3 engineering report and asked Mr. Alvarez to give a brief overview relating to this item.

Mr. Alvarez then gave a brief summary of the engineering report at this time.

Mr. Quesada then asked for any further comments or discussion, and upon hearing none, asked for a motion to appoint a Board member to work with the engineer on a list of improvements for the first draft of the report to be presented at the next meeting.

(At this point there was a discussion among the Board members, Mr. Alvarez, Ms. Lon, Mr. Cochran and Mr. Quesada relating to this item, any additional improvements to be added, and the total calculated price of the clubhouse)(The Board agreed to appoint the Chairman to work with the Engineer on a list of improvements for the first draft of the report to bring back to the next Board meeting)

On MOTION by Mr. Bravo seconded by Mr. Mercado with all in favor, authorizing to appoint the Chairman, Francisco Bird, to work with the Engineer on a list of improvements for the first draft of the Engineering report to bring back to the next meeting was approved.

4) Master Assessment Methodology

Mr. Quesada stated they would table the engineering report and wait for an updated version, as well as the master assessment methodology report due to time constraints with quorum for today's meeting.

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B. Parking Rules Update

(This item to be discussed at the July 30th Meeting)

FIFTH ORDER OF BUSINESS

Staff Report

A. Attorney – Memorandum – Legislative Update

(This item to be discussed at the July 30th Meeting)

B. Engineer – District Engineer’s Report for Fiscal Year 2026-2027

(This item to be discussed at the July 30th Meeting)

C. Field Manager – Monthly Report

Mr. Quesada moved down to the field manager report and stated due to safety precautions relating to some mold stains in Paseos he would like to get a motion from the Board not to exceed \$3,200 to get some pressure cleaning done in that area with the current vendor to do some spot treatments.

On MOTION by Mr. Bird seconded by Mr. Bravo with all in favor, authorizing staff to proceed with the pressure washing of the mold stains at the Paseos not to exceed \$3,200 was approved.

D. Manager

(This item to be discussed at the July 30th Meeting)

SIXTH ORDER OF BUSINESS

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

(This item to be discussed at the July 30th Meeting)

SEVENTH ORDER OF BUSINESS

Supervisors Requests

(This item to be discussed at the July 30th Meeting)

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:

Ben Quisada

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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

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

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

Electronic Record and Signature Disclosure:

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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)

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Electronic Record and Signature Disclosure:

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Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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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
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