

Downtown Doral South Community Development District

Meeting Agenda

Seat 4: Francisco Bird – C.	
Seat 3: Jaime Mercado – V.C.	
Seat 5: Lidy Hernandez – A.S.	
Seat 1: Gerardo Cabral – A.S.	
Seat 2: Felix Bravo – A.S.	

**Wednesday
August 19, 2026
6:00 p.m.**

**Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
[Join the meeting now](#)**

**Meeting ID: 281 981 539 812 1 and Passcode: aZ7TE2ja
1 872-240-4685 and Phone Conference ID: 673 008 675#**

1. Roll Call
2. Approval of Minutes of June 17, 2026 and July 15, 2026
3. Consideration of **Resolution #2026-04** Re-setting the Public Hearing
4. Public Hearing to Adopt the Fiscal Year 2027 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-05** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2026-06** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
5. Consideration of:
 - A. Fountain Service Agreement with Florida's Bright and Blue Pools
 - B. Engagement Letter with Grau & Associates to perform Audit for Fiscal Year Ending September 30, 2026
6. Ratification of the Memorandum of Understanding between the City of Doral for Parking Enforcement and Downtown Doral South Community Development District
7. Discussion of:
 - A. Financial Matters Related to the Possible Club Acquisition
 - 1) Engagement Letter with FMS Bonds
 - 2) Engagement Letter with MBS Capital Markets
 - 3) Update on Purchase and Sales Agreement
 - 4) Engineering Report
 - 5) Master Assessment Methodology
 - 6) Environmental Site Assessment Phase 1
 - a. MEC Engineering Proposal
 - b. Nelco Testing and Engineering Services, Inc. Proposal

B. Parking Rules Update

8. Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

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

C. Field Manager

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

9. Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

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

11. Supervisors Requests

12. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.downtowndoralsouthcdd.com>