

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, October 15, 2025, 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
Gerardo Cabral	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ben Quesada	District Manager
Mayra Padilla	Governmental Management Services
Terry Glynn	Governmental Management Services (by phone)
Rita Carbonell	City of Doral Public Works
Carlos Arroyo	City of Doral Public Works
Jose Leon	City of Doral Parking Operations
Rebecca Lon	HOA Manager (Canarias/Tahiti)
Leticia Suarez	HOA Manager (Urbana)
Carlos Martin	Counsel for HOA Master Association
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.

SECOND ORDER OF BUSINESS

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

Mr. Quesada requested before taking any audience comments, if the Board would allow, the City of Doral Public Works representatives would like to give a presentation for their parking permit program for the District. *(The Board had no objection to Mr. Quesada's request)*

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THIRD ORDER OF BUSINESS

Discussion of Public Parking Enforcement

Mr. Quesada then moved to item No. 3, discussion of public parking enforcement and asked Ms. Carbonell or Mr. Arroyo to give their presentation.

(At this time Ms. Carbonell introduced herself, and Mr. Arroyo also introduced himself and Mr. Leon from City of Doral Public Works, and Parking Operations)(Ms. Carbonell then gave a short presentation relating to their public parking permit program and policies)(Mr. Arroyo also made a few additional statements and gave a brief summary of the map/exhibit which was provided to the Board of the proposed Pay by Phone parking enforcement locations for public parking throughout the District after 6pm at no cost to the CDD)

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and The City of Doral Public Works representatives relating to this matter)(No action was taken at this time and would be presented to the Board for consideration at a later date)

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 3, 2025 Meeting

Mr. Quesada presented the minutes from the September 3, 2025 meeting, asked for any comments or corrections, and upon hearing none he asked for a motion to approve the minutes.

On MOTION by Mr. Bird seconded by Mr. Mercado with all in favor, the Minutes of the September 3, 2025 Meeting were approved.
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FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Quesada moved to staff reports and asked Mr. Cochran if he had anything to report.

A. Attorney

Mr. Cochran stated at the last meeting the Board requested him to reach out to the club owners to ask specific questions regarding what they wanted from the District and the community to come back to the table and negotiate and to also communicate to the club owners that the District was going to invite the various leaders of the HOAs to come to the November 19th meeting with their comments. He also stated he had not received any kind

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of a response as of yet from the club owners so there was no update at this time. Mr. Cochran also stated he received an email late last night, forwarded by Mr. Quesada, from Mr. Carlos Martin, attorney for the Master Association asking a few questions about the November 19th meeting.

Mr. Quesada made a few comments relating to the email from Mr. Martin stating he was just asking some general questions about the agenda for the that meeting and what documentation would be covered. Mr. Quesada stated he would circulate that email to the Board and basically it was just about trimming down the agenda to just have discussion with all the Board members of all the various HOAs relating to community engagement and better harmony within the community.

(At this point there was a discussion among the Board members, Mr. Quesada, Mr. Cochran and Mr. Martin relating to this item)

B. Engineer

Mr. Quesada stated there was nothing to report under the engineer and also stated they were about to lose quorum so he would move to the next item.

C. Field Manager – Field Report

Mr. Quesada asked Ms. Padilla to give a quick summary of her field report.

Ms. Padilla stated on page 10 of the agenda she had a picture she wanted to bring to the Board's attention they did turf test with the contractor and spoke to The City of Doral to see what it would look like in the future and if the Board wanted to explore that option they could.

Mr. Quesada made a few additional comments stating the peanut vine doesn't do well with dog urine, it's very high maintenance and you have to hand pull the weeds because if you spray the weeds it will kill the peanut vine, so it's just something they were testing out and wanted the Board to be informed. He also requested the Board to let him know what they like individually and then he could let the contractor know.

Ms. Padilla also stated the Board had requested the yellow structure to be painted, and that was completed, and on page 7 of the field report, she wanted to bring to the Board's attention the awning at the playground, that kids are hanging on it and vandalizing it and there are rips in the awning so she wanted to let the Board know and see what steps they wanted to take on that item.

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Mr. Quesada made a few additional comments relating to this item stating the awning has been adjusted little by little so it was at the proper height for now but if kids jumping on it eventually will have to be replaced.

D. Manager – Final Approval of the FY2024 Report Performance Measures and Standards

Mr. Quesada presented the final approval of the FY2024 report performance measures and standards which was included in the agenda. He then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, he asked for a motion to accept the report.

On MOTION by Mr. Bird seconded by Mr. Cabral with all in favor, accepting the final approval of the FY2024 Report Performance Measures and Standards was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance 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. Cabral with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

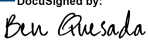
Mr. Quesada asked if there were any Supervisor's requests at this time. (There were no comments)

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

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 Secretary /Assistant Secretary

DocuSigned by:

 618EAA255DF1463...
 Chairman / Vice Chairman

Certificate Of Completion

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Status: Completed

Subject: Downtown Doral South: Complete with DocuSign: Minutes - 10-08-25.pdf, Minutes - 10-15-25.pdf

Source Envelope:

Document Pages: 7

Signatures: 4

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

1/21/2026 1:49:37 PM

eacosta@gmssf.com

Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

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Signature Adoption: Pre-selected Style

Using IP Address:

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Viewed: 1/22/2026 7:26:14 AM

Signed: 1/22/2026 7:26:19 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Francisco Bird

birdfrancisco@gmail.com

Chairman

Security Level: Email, Account Authentication
(None)

DocuSigned by:

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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

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Carbon Copy Events

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Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

1/21/2026 2:16:32 PM

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Payment Events	Status	Timestamps