

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, January 21, 2026, at 8:30 a.m. at 4651 N.W. 82nd Avenue, Doral, Florida.

Present and constituting a quorum were:

Francisco Bird
Jamie Mercado
Gerardo Cabral
Felix Bravo

Chairman (by phone)
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Scott Cochran
Ben Quesada
Mayra Padilla
Rita Carbonell
Jose Leon

District Counsel
District Manager
Governmental Management Services (by phone)
Doral Public Works
Doral Public Works

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

Discussion of The City of Doral's Proposed Parking Permit Program

Mr. Quesada moved to The City of Doral's proposed parking permit program and indicated this item had been discussed at a previous CDD Board meeting. He then gave a brief introduction stating they have been speaking internally with the City of Doral Public Works Department and there have been a few developments that the public works representatives would briefly describe.

Mr. Leon with the City of Doral Public Works gave a brief overview of the proposed parking permit program and passed out some information relating showing the permit

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zones that were discussed at the recent community workshop. He indicated what it would look like in the future with street signs from the city. He also made some additional comments relating to the total inventory and what percentage would be available to permits and visitor parking.

Mr. Cochran also made a comment relating to different communities purchasing parking permits stating one of the legal issues was that the parking spaces that were still CDD owned would still need to be confirmed with the District engineer and the bond counsel. He also stated typically when bond funds are used to purchase District owned parking spaces, the funding comes from the Special Assessments Bonds which are tax exempt municipal bonds so they have to be open and available to the public and the District cannot restrict who can or cannot have access to those space which means they would be first come, first serve.

(At this point there was a lengthy discussion among the Board members, Mr. Quesada, Mr. Cochran, Mr. Leon and Ms. Carbonell relating to this item)(Mr. Quesada stated they would circulate to the Board members a draft of the parking enforcement rules for the CDD owned streets and parking spaces to be discussed at the next CDD Board meeting)(Mr. Cochran also stated the next step would be to reach out to The City of Doral Legal Counsel and see if they wanted to prepare the first draft of the agreement, or if they wanted CDD District Counsel to do that, and then reach out to bond counsel to get any additional answers as necessary)

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 8, 2025 and October 15, 2025 Meetings

Mr. Quesada presented the minutes from the October 8, 2025 and October 15, 2025 meetings and stated those were included in the agenda package. He then asked for any comments or corrections and upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Bravo seconded by Mr. Cabral with all in favor, the Minutes of the October 8, 2025 and October 15, 2025 Meetings were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

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

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A. Attorney

Mr. Cochran stated he had nothing to report, other than getting the rules circulated to the Board by the end of the week, and he would be working with the city on the agreement.

B. Engineer

Mr. Quesada stated they already covered most of this report with the parking space discussion. He also mentioned they were still working with the vendor on the storm draining cleaning for Phase 1, and the vendor would compile a report to be presented to the Board at the next meeting.

C. Field Manager – Monthly Report

Mr. Quesada moved to item C under staff reports, field manager, and asked Ms. Padilla if she had anything to report to the Board.

Ms. Padilla stated she didn't have anything to report other than, the pressure cleaning was completed which was included on page 10 in the field report. She also stated she did an inspection of the area and it look pretty good to her team. She then asked if the Board had any comments or questions on the field report. *(The Board had no questions at this time)*

Mr. Quesada also made an additional comment on the 4 royal palms that were lost in the community and he would be meeting with Power X right after the meeting to discuss that. Mr. Quesada also mentioned the tree trimming service in the community would start this coming week for all the palms and all the hardwoods.

D. Manager

Mr. Quesada stated he had nothing to report under the manager.

FIFTH 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.

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On MOTION by Mr. Cabral seconded by Mr. Mercado with all in favor, the Check Register and the Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

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

Mr. Quesada then asked if there were any audience comments and stated there was no audience at this time for any comments.

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. Cabral seconded by Mr. Bravo with all in favor, the Meeting was adjourned.

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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 Source Envelope:
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 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

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 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
 IP Address: 162.199.192.217

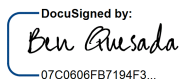
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Status: Original
 2/19/2026 6:33:04 AM
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 eacosta@gmssf.com
 Location: DocuSign

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
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 Signed: 2/19/2026 7:52:37 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: 108.208.112.85
 Signed using mobile

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 Signed: 2/19/2026 6:37:12 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Certified Delivered	Security Checked	2/19/2026 6:36:58 AM
Signing Complete	Security Checked	2/19/2026 6:37:12 AM

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps