



**Costa del Sol Association Inc.
Executive Committee Meeting Minutes
Friday, August 15, 2025 / Time: 4:00 P.M.
Meeting Venue: Association Clubhouse Conference Room and Via Zoom**

Board Members Present:

Lesley Ulloa – President
Raul de Reguero – Vice President
Georgina Gonzalez – Treasurer
Derek Carroll – Secretary
Susan Glass – Assistant Secretary

Management:

Wanda Ojeda – General Manager

Call to Order:

The meeting was called to order at 4:10 pm by Lesley Ulloa, Board President.

Roll Call, Determination of Quorum:

Secretary Derek Carroll confirmed that all members were present. Lesley Ulloa verified and confirmed that quorum was achieved, with five (5) Executive Committee members present.

Proof of Notice:

The meeting notice was posted throughout the community, including the clubhouse and pool areas, on August 13th, 2025. An affidavit confirming its posting on the bulletin boards on that same date has been provided.

Approval of Meeting Minutes:

Lesley Ulloa motioned to approve July 31st, 2025, Board Meeting Minutes as presented. Seconded by: Susan Glass. Vote: All in favor. Motion Passed unanimously.

Irrigation Project (4:12 pm)

Lesley Ulloa introduced the item, and Raul de Reguero presented it. Members reported prolonged irrigation outages and widespread non-functioning zones, with landscape loss noted (Raull cited approximately \$6,500 in replanting). The Committee shifted from a reactive approach to a proactive, community-wide restoration and directed the following: reallocate \$8,000 (Pump Repair) and \$21,000 (Storm Drain Vacuuming) to the Irrigation line, combine with the approximately \$4,000 already in Irrigation, and apply the prior \$3,000 vendor credit—establishing a target budget up to \$33,000 (working range \$29,000–\$33,000, pending final proposals). A full irrigation assessment was completed earlier in the year in connection with a prior replacement request; per the vendor, a \$3,000 credit toward that assessment was available if the full job proceeded. Management will obtain a revised written proposal from the irrigation vendor to repair the irrigation system (diagnostics, repairs, and mapping of mains/valves/zones), and Wanda Ojeda will discuss with the vendor applying the assessment credit previously offered. Prioritization will continue as currently sequenced: completed—Pool & parking areas; Aragon; in progress—Estepona 3 and connecting Pamplona → Estepona 3 to serve 18 zones; next—Dania; pending proposals—Orduna and Merida. Implement preventive maintenance (e.g., monthly cleaning of lake-intake “duck” filters) and include recurring preventive maintenance in the 2026 Budget. Vendor accountability: meet with U.S. Lawns regarding recurring head breaks after mowing and establish a damage-reporting/credit protocol. Associated items: pending small approvals noted in the finance package.

Motion: Derek Carroll motioned to reallocate funds: Pump Repair (\$8,000) and Storm Drain Vacuuming (\$21,000) to Irrigation and authorize Management to proceed with a system-wide restoration plan, not to exceed \$33,000, subject to receipt of the revised proposal. Seconded by: Susan Glass. Vote: All in favor. Motion Passed unanimously.

Landscaping for Entrances clubhouse and Avenue signs

Lesley Ulloa introduced the item, and Raul de Reguero presented. Mr. de Reguero summarized industry research (e.g., National Association of Realtors) indicating that professional landscaping and strong curb appeal can yield high cost-recovery at resale (often near or above 100% for select projects) and may increase perceived property value by ~15–20% when paired with clean signage, fresh paint, and healthy turf/plantings. This supports prioritizing signage refurbishment, irrigation restoration, and targeted plantings to protect community values and resident experience.

The Executive Committee established the following Order of Operations: (1) refurbish/repair signage and hardscape; (2) verify irrigation functionality; (3) install plants per approved palettes. Budget context: 2025 landscaping budget is \$18,000 (≈\$10,000 earmarked for mulch; ≈\$8,000 remaining). An entrance/avenue scope example was presented at ≈\$11,880. Additional note: 41st Street requires a spruce-up.

Potential Golf Club Contribution (informal): Raul de Reguero reported an informal suggestion from the Golf Club of a potential ~\$25,000 contribution for privacy/landscaping along the 97th Avenue fence. Wanda Ojeda advised that, for transparency and equitable treatment of similar perimeter needs (e.g., 104th Avenue), any contribution must be submitted as a formal written proposal with a defined scope; upon receipt, Management will present it to the Board for review and approval. Mr. de Reguero clarified that the concept originated with the Golf Club; Derek noted the suggestion involves reallocating funds previously contemplated for the unapproved barn project. Lesley Ulloa stated the Board has not yet determined its position. The Executive Committee discussed the item; no action was taken pending receipt of a formal proposal.

Motion: To (1) reaffirm the Order of Operations above for entrances/avenues, and (2) authorize Management to award and execute signage/hardscape refurbishment (including 41st Street) and coordinate irrigation verification prior to plantings, using available 2025 landscaping funds (including reprogramming the mulch earmark if needed) with a not-to-exceed of \$12,000, and to report back on scope and final costs. Seconded by: Georgina Gonzalez. Vote: All in favor. Motion Passed unanimously.

Painting and color selection:

Lesley Ulloa introduced the item, and Raul de Reguero presented. The committee reaffirmed community-wide repainting as a near-term capital priority. Aesthetic direction favors a clean, Mediterranean white scheme, with special consideration for building models that lack contrasting architectural elements (e.g., Estepona). It was suggested to establish a Paint Color Subcommittee to develop 2–3 white-forward palettes using Sherwin-Williams/Benjamin Moore visualizer tools, produce site mockups/renderings, and prepare physical sample boards for on-site review. Upon color selection, Management will solicit estimates/prepare an RFP for the repainting scope. Derek Carroll will assist in this initiative. Raul de Reguero emphasized the need for an expedited process, noting that the last color selection took approximately two years and should not be repeated.

Vote to Approve Addition of Ruben Lopez and Richard Mackintosh to the Landscaping Committee 2025

Lesley Ulloa introduced the item.

Motion: Lesley Ulloa motioned to appoint Ruben Lopez and Richard Mackintosh to the Landscaping Committee. Seconded by: Georgina Gonzalez. Vote: All in favor. Motion Passed unanimously.

Building Recertifications

Lesley Ulloa introduced the item, and Wanda Ojeda presented a detailed overview of the building recertifications. In accordance with Miami-Dade County Code of Ordinances Section 8-11(f), Recertification of Buildings and Components, the Costa del Sol buildings must be inspected by a Florida-registered Architect or Engineer. A report certifying that each

building or structure is not unsafe for its intended use and is suitable for continued occupancy must be submitted to the City of Doral Building Department. If repairs or modifications are required based on the recertification inspections, the owner is allowed a total of 150 days from the date of the Notice of Required Building Recertification Inspection to complete any repairs or modifications that do not require a permit, and/or to obtain a permit for repairs as required by the Florida Building Code.

As of August 2025, the Costa del Sol community is facing a significant backlog in overdue building recertifications, with 669 out of 768 units (approximately 87%) affected, including:

- 2021 Recertifications: 3 condominiums (11 buildings) overdue
- 2024 Recertifications: 21 condominiums (86 buildings) overdue
- 2025 Recertifications: 2 condominiums (12 buildings) due by October 30, 2025

There's a total of 109 buildings requiring recertification for 2021, 2024, and 2025, accounting for approximately 89.34% of the community. An additional 13 buildings (2026 and 2027 recertifications) account for 10.66%.

These recertifications are mandated by the City of Doral and Miami-Dade County building codes. Many are past due or approaching deadlines, and immediate action is required to ensure compliance. Failure to address these matters carries potential consequences that could directly impact the community, making it imperative to act promptly to ensure the well-being and safety of all residents. The 40-year recertifications have been on the association's objectives since 2016/2017. Unfortunately, they remain incomplete, resulting in non-compliance. Records indicate that an agreement with Eastern Engineering, valued at \$97,600, was executed in September 2022, \$48,800 was due upon signing the contract to commence the project and was paid to Eastern Engineering on September 15, 2022.

Wanda Ojeda presented the revised proposal. The Executive Committee reviewed and discussed: Revised scope clarity by building/condominium and phase (inspections, re-inspections, report stamping, and City submissions). Schedule and mobilization plan, turnaround times for draft/final reports, and resident access logistics. Pricing structure (itemization per building), reinspection fees, and assumptions/exclusions.

Motion: Lesley Ulloa made a motion to approve Eastern Engineering proposal of \$85,750 and authorize 50% deposit so work can commence. Seconded by Susan Glass. Vote: All in favor. Motion Passed unanimously.

Motion: Georgina Gonzalez made a motion that each condominium association to pay the \$350 per-building City submission fee at time of submission. Seconded by Susan Glass. Vote: All in favor. Motion Passed unanimously.

Motion: Georgina Gonzalez moved to refer the following to Association counsel: (a) confirm the Association's authority and due-process steps to require owners to complete recertification corrections (e.g., unpermitted shutters; obstructed/missing electrical covers) and to record liens for noncompliance; and (b) advise on the feasibility and requirements of adopting pooled reserves versus straight-line reserves for budget planning. Seconded by Lesley Ulloa and Derek Carroll. Vote: All in favor. Motion Passed unanimously. Management to contact counsel.

Lesley Ulloa emphasized aiming for "clean/no-repair" submissions where feasible by addressing minor items before inspections (e.g., clearing furniture from electrical panels/fuse boxes; installing missing electrical box covers).

Community Concerns:

No residents were present.

Open Forum:

Compliance Notice (DERM – Golf Course): General Manager Wanda Ojeda reported receipt of a warning from Miami-Dade DERM directing the Golf Course to (a) cease and desist improper disposal practices; (b) schedule septic pumping/cleaning

with a DERM-permitted vendor; and (c) submit disposal receipts to DERM within fifteen (15) days. Management will coordinate these corrective actions with Golf General Manager Tim Wildman and complete them within the compliance window. Director Derek Carroll will assist. Status: in progress; within compliance window.

Adjournment

Lesley Ulloa motioned to adjourn the meeting at 6:05 pm. Raul de Reguero seconded the motion. All in favor. Motion passed unanimously.

The President concluded the meeting at 6:05 p.m., thanking all attendees for their participation.

Meeting Minutes prepared by Wanda Ojeda.

Respectfully submitted,

*Wanda Ojeda, LCAM
General Manager
Costa del Sol Association, Inc.*

09/03/2025