



**COSTA DEL SOL ASSOCIATION, INC.  
EXECUTIVE COMMITTEE MEETING  
THURSDAY, DECEMBER 11th, 2025  
TIME: 5:00 P.M.**

Meeting held at the Association Clubhouse Conference Room  
at One Costa del Sol Boulevard, Doral FL 33178 and  
Via Zoom Meeting:

<https://us02web.zoom.us/j/87932974967?pwd=rQqsJUGgJojneSFRATakc6a7vuyeYK.1>  
Meeting ID: 879 3297 4967  
Passcode: 429661

**I. Call to Order**

Lesley Ulloa called the meeting to order at 5:08 PM.

**II. Roll Call, Determination of Quorum**

All five (5) ExCom Members present. Quorum achieved.

**III. Proof of Notice**

Proof of Notice was provided by Wanda Ojeda. Meeting was posted on December 9, 2025.

**IV. Approval of Meeting Minutes 11/17/25**

Lesley Ulloa motioned to approve the November 17<sup>th</sup>, 2025 ExCom Meeting Minutes. Georgina Gonzalez seconded the motion. Motion passed unanimously.

**V. Discussion regarding Derek Carroll's proposed employment at the golf club and review of his proposed compensation for the Board's consideration and approval at the next scheduled meeting of the CDSA Board**

Derek Carroll explained he is resigning from the CDSA Board effective December 16<sup>th</sup>, 2025 (after the Annual Meeting) due to his upcoming part-time employment at the CDSGC. Tim Wildman explained that the CDSGC is proposing an hourly starting wage of \$16/hr and requested the CDSA Board approve a range of acceptable hourly wages (\$16 - \$25 per hour) for future increases. The ExCom will add this item to the January 2026 Board Meeting Agenda for discussion and consideration. Tim requested the Board allow retroactive approval since Derek will begin his employment mid-December 2025.

**VI. Discussion regarding pending Lago del Sol Bistro's Change of Control and Certificate of Use Application**

Lesley Ulloa explained that Pierre Cruz has not completed the background check and that is holding up the release of the City of Doral CU Application that is pending with a Special Magistrate hearing deadline of December 17<sup>th</sup>, 2025. Failure to meet that deadline may

carry fines for the Association (as the property owner) of up to \$15K. Tim Wildman explained that Mr. Cruz does not have a social security number and he had been travelling throughout November. He disclosed he already provided Ralph Read with the Change of Control Letter and suggested the Association release the application documents despite the pending background check.

Lesley Ulloa explained that all prospective owners must undergo a background check before we approve applications, why should this transaction be any different? In addition, Lesley explained that as a side effect of the lack of Certificate of Use issue, there may be a need to update the grease trap – an expense project estimated to cost \$50K. Tim Wildman explained he was aware of this, but the CDSGC had not raised this item with ExCom/Board previously.

ExCom agreed that the international background check suggested by Wanda Ojeda should be completed before proceeding and requested the Association seek an extension from the Special Magistrate.

Wanda Ojeda agreed to write a letter to City of Doral Code Compliance seeking assistance with an extension, and agreed to attend the Special Magistrate hearing on December 17<sup>th</sup>, 2025 to represent the Association and request an extension on our behalf, as needed. Lesley Ulloa asked Tim Wildman to get the pending information from Pierre Cruz for Wanda to process the background check ASAP. This will help us show active progress when seeking an extension. Wanda will also advise Joe Miles of the current status of this item and let the ExCom know if she requires any further support regarding this important item.

## **VII. Open Forum**

Lesley Ulloa advised the ExCom of the new 2026 Market date – now March 2026.

Lesley Ulloa made a motion to approve the \$404 in Special Events insurance cost for the Golf Cart Parade on December 20<sup>th</sup>, 2025. Derek seconded the motion. Motion passed unanimously.

Lesley Ulloa presented the ExCom with a list of the proposed Agendas for the upcoming Annual Meeting on December 16<sup>th</sup>, 2025 for approval. ExCom requested that Wanda send the Agendas, Zoom link and 2024 Annual Meeting Minutes to the Board by Friday, December 12, 2025 at 6 PM.

## **VIII. Adjournment**

Lesley Ulloa motioned to adjourn the meeting at 6:12 PM. Susan Glass seconded the motion. Motion passed unanimously.

*Minutes prepared by Lesley Ulloa, President*