



**COSTA DEL SOL ASSOCIATION, INC.  
EXECUTIVE COMMITTEE MEETING  
THURSDAY, JANUARY 22<sup>nd</sup>, 2026  
TIME: 6:15 P.M.**

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

***Join Zoom Meeting***

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Meeting ID: 844 1028 9334 Passcode: 845591 Dial by your location: 1 305 224 1968 US***

**Meeting Minutes**

**I. Call to Order**

Lesley Ulloa, President called the meeting to order at 6:17 PM.

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

Robert Pesantes, Secretary, called the roll. Only Patricia Rubio was absent. Quorum was achieved.

**III. Proof of Notice**

Lesley Ulloa presented the Proof of Notice provided by Wanda Ojeda, General Manager.

**IV. Approval of Meeting Minutes January 8<sup>th</sup>, 2026**

Lesley Ulloa motioned to approve the January 8<sup>th</sup>, 2026 ExCom Meeting Minutes. Georgina Gonzalez seconded the motion. Motioned passed unanimously.

**V. Point of Order called by Lesley Ulloa to address item VI. Discussion of Proposed Amendments to Quorum & Alterations (since Mr. Mattias Polonsky wasn't present yet.)**

Lesley Ulloa explained that the Association's Attorney, Maria Arias, advised that the most efficient and cost-effective way for the community to move forward on any/all community projects is through Board approval of proposed amendments to the quorum and alterations clauses in our association documents. In this way, the Board can create uniform documents that allow for the Board to more effectively manage future material alterations and improvements. Maria Arias is working on specific wording for Board approval and will be invited to a Board meeting to address any questions or concerns prior to final vote. ExCom encourages the Board to affirmatively approve these amendments soon.

## VI. Point of Order called by Lesley Ulloa to address item VIII. Administrative Matters (since Mr. Mattias Polonsky wasn't present yet.)

The Executive Committee discussed a variety of administrative matters & potential solutions including the following:

- Creation of current blueprint for work order processes from Wanda. Robert Pesantes will oversee/assist to fine-tune the process, as needed.
- Receptionist must sit at front window to properly attend residents/vendors/guests.
- Staff issues – changes may be necessary, particularly the receptionist position.
- Coordinate a follow-up meeting to our October 2025 ExCom with Wanda to provided further feedback on expectations and matters that require immediate attention. (Schedule a closed ExCom Meeting for Tuesday, 1/27/26 at 6:15 PM)
- Vendor Payment Issues: Propose vendors provide a monthly “outstanding invoice” report to Management/Preferred Accounting/President/Treasurer that includes invoice number and amount to ensure that vendors don't go extended periods of time without receiving payment. **This must be communicated to vendors.**
- Receptionist must provide an updated contact list for condo residents to all Directors. Lesley requested this from Management in early December 2025 and it remains pending. Robert suggested “SharePoint” or similar as an effective means to share the latest contact information with Directors.

## VII. Polonsky Tennis Academy – Update

Mr. Mattias Polonsky addressed the ExCom to discuss what happened with the tennis court contract and lighting. He explained that he would never take any action on CDSA property without getting association approval. He worked directly with our previous manager, Tony Noboa, and Victor Espinosa to complete the lighting project. **Request that Wanda search the City Permit database to see if there are any filed permits for this work.**

He also shared his serious concerns about the current state of the tennis courts, which require urgent resurfacing. The current surface is threadbare, with certain areas already posing a potential liability. Court #3 specifically has a raised area that may be tree roots causing damage. He will provide quotes for the work that he believes is required. As part of this improvement project, he suggested relocating the basketball hoop(s) to an area just West of the courts near the restaurant dumpster and sand storage, however the area would need improvement. He reports the community has approximately 5 people that use the basketball hoop regularly. He also noted that the sand storage in that area is not advisable since the wind blows the sand onto the courts causing potential damage and creating a slipping hazard. Lesley requested he obtain drawings, and quotes for the improvements he is proposing for the ExCom/Board's consideration. The total cost of the improvement is estimated to be \$30K. The useful life of the resurfacing should be 10 years.

Mr. Polonsky also addressed the various security issues that he encounters daily on the courts, and explained how he helps to enforce our rules. He made suggestions on how we may wish to handle these issues including distributing “wristbands” to help us identify players/guests that may not be authorized. More discussion on this item is required.

## VIII. Security & Violation Issues

Nation Security Director, Dinora, was invited to our meeting but had an emergency and was unable to attend. Lesley will invite Dinora to speak with us again. The ExCom discussed various security / violation issues and potential solutions including the following:

- Violations MUST be enforced. Solicitations, parking, vehicle and garbage violations are easy to spot and should be reported by Security.
- We need quicker response time to incidents, better processes when noise complaints are received, better presence during school holidays to address unauthorized and unaccompanied children in association property and recreational facilities.
- Confirm Security's access to camera-feeds, and install cameras in key locations.
- ExCom approved the proposal of a Security Committee for the Board's consideration.
- Nation Security staff meetings to ensure rules/processes are being followed.
- Reviewing Nation Security contract with Dinora / Sales Rep / Owner to discuss consequences of failed service.

**IX. Open Forum**

No one wished to address the ExCom.

**X. Adjournment**

Lesley Ulloa adjourned the meeting at 8:28 PM

*Meeting minutes created by Lesley Ulloa, President.*