



**COSTA DEL SOL ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
THURSDAY, JANUARY 8th, 2026
TIME: 6:00 P.M.**

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

Zoom Meeting
<https://us02web.zoom.us/j/83552609706?pwd=ktSTahE9a4b3GCVpHPdxFBVu9bhb3S.1>
Meeting ID: 835 5260 9706
Passcode: 003707
Dial by location: 1 305 224 1968 US

Meeting Minutes

I. Call to Order

President, Lesley Ulloa called the meeting to order at 6:07 PM

II. Roll Call, Determination of Quorum

Secretary, Robert Pessantes, performed the Roll Call. 4 out of 5 members present. Quorum achieved.

III. Proof of Notice

Wanda shared the Proof of Notice.

IV. Approval of Meeting Minutes December 11th, 2025

Lesley Ulloa motioned to approve the December 11th, 2025 meeting minutes. Georgina Gonzalez seconded the motion. Motion passed unanimously.

V. Management Report

General Manager, Wanda Ojeda, presented her Management Report which included updates on various important pending items including:

- Lago del Sol Bistro – Pending Certificate of Use Issue
- Pending Building Recertification
- Reserve Deficit Issue
- Polonsky Tennis Academy Issue
 - Lesley Ulloa motioned to have CDSA Management send Polonsky Tennis Academy a notice advising them that the full \$1800/month in the executed lease shall be due effective January 2026. Georgina Gonzalez seconded the motion. Motion passed unanimously.
- Community Voting Options for Exterior Paint Project
- Website Compliance

- Livvie Access Control System & Security
- CINC Management Software
 - Lesley Ulloa motioned to approve \$4500 flat fee to hire a temporary Preferred Accounting employee to help up set up the CINC system by approximately March 1st, 2026. Georgina Gonzalez seconded the motion. Motion passed unanimously.

VI. 2026 Painting Project Colors

This item was tabled until the voting options are clear. In the meantime, Wanda will advise the Board with the location of the paint samples for their consideration.

VII. Landscaping

Vice President, Raul de Reguero, updated the ExCom on the current status of the landscaping and advised that Management is seeking estimates from landscaping companies for the Board's consideration soon.

VIII. Security

This item was discussed in depth during the Management Report.

IX. Review of Proposed CDSA Firearms Policy

ExCom and present residents reviewed the proposed policy and agreed to minor edits that will be presented to the Board of review and vote at the January 13, 2026 Board Meeting.

X. Review of Proposed CDSA Employee Handbook

ExCom reviewed the proposed handbook and agreed to minor edits that will be presented to the Board of review and vote at the January 13, 2026 Board Meeting.

XI. Open Forum

Wanda Ojeda provided an update regarding a City of Doral official violation received related to the 33rd Street perimeter fence landscaping. She advised that Tim Wildman, General Manager of the CDSGC, is addressing the matter presently.

Robert Pessantes requested an update on the current pergola installation violation from Wanda. The matter is still pending and requires immediate attention.

XII. Adjournment

Lesley Ulloa adjourned the meeting at 8:48 PM.

Minutes prepared by Lesley Ulloa, President.