



**COSTA DEL SOL ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
THURSDAY, JULY 31ST, 2025
TIME: 6:00 P.M.**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87817585856?pwd=UGIJBbu5tvIB2JAmkEx265MRbWdqDE.1>

Meeting ID: 878 1758 5856

Passcode: 349320

Dial by your location: 1 305 224 1968 US

MEETING MINUTES

- I. Call to Order:** Lesley Ulloa **called the meeting to order at 6:05 PM.**
- II.** Roll call complete, all ExCom members present; **quorum achieved.**
- III. Roll call, Determination of Quorum:** Lesley Ulloa motioned to approve the June 24th, 2025, ExCom meeting Minutes. Georgina Gonzalez seconds the motion. **Motion passes unanimously.**
- IV. Vote to Approve Addition of Patricia Rubio to the Water Conservation Committee 2025:** Lesley Ulloa motions to approve the addition of Patricia Rubio to the Water Conservation Committee 2025. Susan Glass seconds the motion. **Motion passes unanimously.**
- V. Discussion of Community Landscaping Plan:** At 6:09 PM, Raul de Reguero led a discussion on proposed future landscaping plans for the community. Georgina Gonzalez informed the Executive Committee that of the \$36,000 total 2025 landscaping replacement budget, only \$18,000 remains. Of the amount already spent, \$10,000 was allocated to the beautification of the pool area following recent pool repairs (not including irrigation), and \$10,000 is reserved for the annual mulching of the community during the holiday season. **\$8,000 is available for additional beautification projects in 2025.**

Raul de Reguero shared that the Landscaping Committee met on July 30th and identified a need to improve the entrances and main common areas, including the clubhouse. **He requested that Wanda Ojeda obtain estimates for the installation of rubber mulch**

in all clubhouse areas. Once estimates are received, the Landscaping Committee will recommend the best use of the remaining \$8,000.

The ExCom agreed that the Landscaping Replacement budget must be increased in 2026. **Lesley Ulloa requested that the Landscaping Committee prepare a report outlining the community's annual landscaping replacement needs for 2026.** This report will help communicate the scope and associated costs of ongoing landscaping needs to the Board.

There was a brief discussion regarding dissatisfaction with the current landscaping vendor, US Lawns, as well as concerns about the overall condition of the community's landscaping. Members also discussed the lack of clarity surrounding responsibility for the maintenance of certain common areas, citing undocumented changes in assignment and unclear boundary lines as contributing factors.

- VI. Management Update by General Manager, Wanda Ojeda:** Wanda Ojeda **presented a management update beginning at @ 6:43 PM.**
- VII. Open Forum:** An owner from 3861 Alcantara addressed the ExCom with questions about the community's new app, Livvie. Can residents without cellular phones access Livvie via website? How will residents get help with technical issues and troubleshooting? He is having trouble with his transponder at the 33rd Street gate.
- VIII. Adjournment:** Lesley Ulloa motions to adjourn the meeting at 7:59 PM. Susan Glass seconds the motion. **Motion passes unanimously.**

Minutes prepared by Lesley Ulloa, President, and Wanda Ojeda, General Manager.