



Costa Del Sol

**COSTA DEL SOL ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
TUESDAY, JUNE 24th, 2025
TIME: 6:00 P.M.**

MEETING MINUTES

I. Call to Order

Lesley called the meeting to order at 6:06 PM

II. Roll Call, Determination of Quorum

Lesley called the roll at 6:06 PM. Derek, Susan and Lesley were present. Quorum achieved. (Raul joined at 6:07 PM) Georgina was absent.

III. Approval of Meeting Minutes – June 10th, 2025

MOTION: Lesley motioned to have the June 10th, 2025 ExCom Meeting Minutes approved. Seconded by Susan. All in favor. Motion passes unanimously.

POINT OF ORDER was called by Lesley. Lesley motions to have the ExCom address item V of the Agenda first, then return to item IV. Susan seconds the motion. **All in favor. Motion passes unanimously.**

IV. Review, Discussion and Vote on Architectural Modification Applications and Remediation

MOTION: At 6:07 PM, Lesley motions to table the agenda item “Review, Discussion and Vote on Architectural Modification Applications and Remediation” due to the matter involving an ongoing legal issue. This item will remain tabled until legal counsel has provided guidance or the matter has been resolved. Susan seconds the motion. The ExCom was provided with a letter from our attorneys Sigfried Rivera with information regarding this matter and the fees associated with it for their information and review. **All in favor. Motion passes unanimously.**

MOTION: Lesley motions that the ExCom approve the engagement of legal counsel for the purpose of addressing a legal matter currently affecting Condominium Orduna, and the appointment of Lesley Ulloa, President, as the Association’s Representative during mediation. Susan seconds the motion. **All in favor. The motion passes unanimously.**

V. Review, Discussion and Vote on CDSGC Related Matters

At approximately 6:16 PM Wanda Ojeda, read her report titled “Summary of Golf Course-Related Matters Requiring Attention, Costa del Sol Association – As of June 2025” aloud. (See attached.) The ExCom then proceeded to review each of the nine (9) items one by one.

1. The CDSGC has been making improvements to association property without prior approval in violation of their Management Agreement, Lease, and Bylaws. Examples include: installation of pavers in at least two (2) areas (golf range and putting green), and Tee Box #6.
2. The CDSGC performed improper tree trimming on nine (9) mature black olive trees behind Condominium Wisteria in June 2025. The Association hired an arborist to assess the damage and provided a report confirming that the trimming did not follow proper arboricultural practices and that the work was detrimental to the trees, and the association's property values (among other things listed on the arborist's report).
3. Golfers are urinating in public on the golf course and near residential units. This has been an ongoing matter that has been addressed with the CDSGC since it's creation. A number of reports and even a police case has been created. Lesley, as President, and Wanda have both addressed this matter with Tim in the recent past. A much harder approach must be undertaken by the CDSGC to address this important matter as it is considered indecent exposure in Florida and is against the law.
4. The CDSGC has been performing landscaping and irrigation work without Association approval or knowledge in violation of their Management Agreement, Lease, and Bylaws.
5. The CDSGC has been performing tee box improvement and irrigation work without Association approval or knowledge in violation of their Management Agreement, Lease, and Bylaws.
6. The 97 Avenue gate malfunction from May 23rd – June 5th, 2025 was caused by irrigation work done by the CDSGC that was not approved by the Association. The CDSGC did NOT call 811 prior to digging and cut a Hotwire fiber line that provides internet service to the 97 Avenue gate. They were aware of the damage caused, and did not notify Association Management. This set off a chain of events that cost the Association time and yet to be determined financial expense since Management had to contact several vendors to troubleshoot the issue, and resolve them one by one. (First restore internet, then reset the system.) Hotwire Fision had to send out two (2) crews to re-run lines; a costly endeavor. Due to this they initiated an investigation into the cause of the breakage, and that is how we learned of this cause rather than from the CDSGC directly. There is an ongoing investigation and we do not yet know if the CDSGC will be billed for this damage. In addition, this occurred during the Memorial Day holiday, and it was raining, which caused further delays to the repairs and extended disruption for our community residents. Our management team had to field many additional calls and emails from residents who were upset about the closed gate. Lesley noted she was even getting personal calls and texts from residents inquiring about the status of the gate.

7. Boundary line encroachment by the CDSGC is an increasing concern The boundary lines have been moving closer and closer to the resident's homes causing displeasure and confusion about area maintenance and other issues. A survey was done when the Association purchased the golf course and those boundaries should not be altered for any reason.
8. The Association received a City of Doral Warning for excessive leaf accumulation on golf course perimeter areas of 97 Avenue and 41 Street. The concern raised is that the areas look unkempt and are affecting the visual appearance and safety of the area. Wanda notified Tim of this required maintenance and thankfully, Tim quickly and effectively resolved the matter.
9. We have been receiving increasing reports of golf balls striking residential properties and the nearby community of Amberwood and passersby (perimeter drivers/pedestrians). This is a challenging issue to address since owners that purchase property on a golf course are aware of the dangers of such a location, however, as the CDSGC's success and popularity increases, we will continue to see increased errant balls and some consideration must be made to manage the matter. Suggestions were noted in Wanda's report. Tim has been working to address this issue with Condominium Representatives by adjusting Tee Boxes, and planting trees to mitigate the damage. More work and thought on this matter is required.

ExCom members agreed that the best way to address each of these issues is to have Wanda work directly with Tim to create plans and protocols for addressing each item. The CDSGC agrees to provide a written quarterly update report for the Board's consideration.

Next Steps:

- **Tim:** Ensure all golf course projects requiring association approval are communicated and approved before any work begins
- **Wanda & Tim:** Create protocol for handling golf ball incidents and complaints, including security procedures
- **Raul:** Lead tree remediation efforts based on arborist report recommendations.
- **Landscaping Committee / Architectural Control Committee:** Establish protocol for proper tree trimming practices for the community to abide by
- **Tim:** Provide quarterly updates to the board on golf course projects and improvements
- **Derek:** Share existing golf course property survey documentation with the board
- **Wanda:** Research property line survey to address boundary encroachment concerns

- Wanda: Research how other golf course communities handle golf ball incidents and property damage
- Wanda: Follow up with Hotwire regarding insurance claim for gate damage incident
- Wanda, Lesley & Tim: Develop protocol to address golfer urination incidents, including enforcement measures and signage

VI. Open Forum

Open Forum began at approximately 7:07 PM.

Rick Mackintosh told the ExCom that the reason the CDSGC trees behind Wisteria were cut is because the Association had not cut them in 8 years, so they went ahead and cut them.

Justin Mila requested that the perimeter sidewalks be pressure cleaned and maintained. They look unkempt. He also requested that when the CDSGC trims trees they do BOTH sides of the trees rather than just trimming them in a straight line up one side of the tree, making them heavier on the resident's side and causing a potential liability.

Caroline Plimmer said that she felt that the tree trimming behind her unit was done correctly and she read a letter she received from a resident that thanked her, Rick and Tim personally for having those trees trimmed. She stated that she was upset she didn't get a personal invitation to the ExCom meeting.

Martha Lucia Gonzalez shared that she is the one that called the police on the urinating golfers because she is tired of seeing them urinating in public behind Orduna (and Susan's house). She walks with a three (3) year old little girl in that area and noted that it is illegal and highly inappropriate for golfers to be exposing themselves like this. She will continue to take videos and pictures when she witnesses this and call the police.

Tim said that the tree trimming was part of a tee box improvement project and that he ordered the work to be performed.

Ralph Read asked if the Association is aware that the CDSGC is terminating the restaurant's lease. Lesley informed him that it is a legal matter and they cannot discuss it in an open meeting. Legal matters must be discussed in closed meetings with an attorney present.

Alex Napoles advocated for Ralph Read and the restaurant saying that he enjoys going there with his family and that he feels it is an asset to the community.

Another resident (did not divulge name) asked if the legal fees related to the restaurant issue would affect the Association budget.

VII. Adjournment

MOTION: Lesley motioned to adjourn the meeting at 7:44 PM. Susan seconded the motion. **All in favor. The motion passed unanimously.**

Minutes prepared by Lesley Ulloa, President