



**COSTA DEL SOL ASSOCIATION, INC.
EXECUTIVE COMMITTEE MEETING
TUESDAY, MARCH 31, 2026
TIME: 6:15 P.M.**

**Meeting to be 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/85134773511?pwd=jblo05zdL7hxTGkksNNpLsmAtleaV.1>

Meeting ID: 851 3477 3511

Passcode: 475466

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MEETING MINUTES

I. Call to Order

Lesley Ulloa called the meeting to order at 6:19 PM.

II. Roll Call, Determination of Quorum

Robert Pesantes called Roll Call. Quorum achieved.

III. Proof of Notice

Lesley Ulloa advised that anyone wishing to inspect the Proof of Notice may request it from Haiti Innocent.

IV. Approval of Meeting Minutes – March 17, 2026

Lesley Ulloa motioned to approve the March 17th Meeting Minutes. Georgina Gonzalez seconded the motion. Motion passed unanimously.

V. Addressing Resident Grievances & Remarks

Lesley Ulloa advised residents that all residents wishing to address ExCom would be allowed 2-3 minutes to share their feedback during Open Forum.

VI. CDSGC Related Items

a. 2025 Shareholder Results

Tim Wildman presented a review of the 2025 Year-End results. The Board will review/approve the profit sharing at the April 14th Board meeting.

b. 2026 Update and Projections

Tim Wildman will provide an update at the next meeting due to the full Agenda.

c. Lago del Sol Bistro Certificate of Use Update

Tim Wildman advised that Lago del Sol Bistro Restaurant finally obtained the Miami Dade County Certificate of Use. They must still submit the Certificate of Use to the City of Doral for approval and issuance.

Lesley Ulloa reminded the ExCom and residents present that the CDS Association leases the restaurant to CDSGC and they are responsible for the management of the restaurant's the day-to-day operations. Since 2012, the CDSGC did not verify that the restaurant Operator had the appropriate Certificate of Use. The CDS Association received a Notice of Violation in September 2025 and were notified that we would be responsible for a \$250/day violation fine for each day that the Certificate of Use was not in effect.

VII. Recreational Facilities Key Access Update

Haiti Innocent explained why the safety measure was put into place and that the item would be discussed at the April 14th Board meeting.

VIII. Front Gate Access Update

Haiti Innocent will provide a detailed update at the April 14th Board meeting.

IX. Landscaping Vendor Options

Raul de Reguero and Haiti Innocent provided a brief update regarding the resident's landscaping concerns, leaf drop season, and the possibility of changing vendors. This item will be presented at the April 14th Board Meeting in detail.

X. Management Update

Haiti Innocent presented updates on the following items:

- Security Issues
- Return to normal office hours
- Answered resident's questions regarding her background and requested patience during this time of transition.

XI. Open Forum

Various residents were allowed to share their feedback, concerns, ideas regarding the poorly received access key initiative, security issues, landscaping, Livvie, and more.

XII. Adjournment

Lesley Ulloa adjourned the meeting at 8:51 PM.

Meeting minutes created by Lesley Ulloa and Robert Pesantes.