



**EXECUTIVE COMMITTEE MEETING AGENDA
THURSDAY, OCTOBER 30th, 2025
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

Join Zoom Meeting:

<https://us02web.zoom.us/j/86752485807?pwd=OpDaqarOEeU56ON5seRwEztpgDWAHU.1>

Meeting ID: 867 5248 5807 **Passcode:** 616917 **Dial by your location:** 1 305 224 1968 US

Meeting Minutes

I. Call to Order

President, Lesley Ulloa called the meeting to order at 6:02 PM

II. Roll Call, Determination of Quorum

Secretary Derek Carroll called roll. Raul de Reguero, Georgina Gonzalez, Derek Carroll, Lesley Ulloa, and Susan Glass were present. Quorum achieved.

III. Proof of Notice

Wanda Ojeda presented the Proof of Notice.

IV. Approval of Meeting Minutes – October 23rd, 2025

Motion: Lesley Ulloa motioned to approve the October 23rd, 2025 ExCom Meeting Minutes. Georgina Gonzalez seconded the motion. Motion passed unanimously.

V. Review of Proposed 2026 Master Budget

Lesley Ulloa discussed an update on the 2026 Property Insurance. Jorge Pena presented an offer from American Coastal at a significant savings at \$1.62M (vs. Slide Insurance's \$1.69M). Other additional perks of remaining with American Coastal are avoidance of the early termination penalty (\$37K), American Coastal will offer us the "Agreed" value basis which is an additional bonus for unit owners, we will be reducing the number of policies we have from 5 to 2, no property inspection is required since American Coastal has previously inspected our property, and we be renewing on December 4th, we can both take advantage of the new, lower rate immediately (saving us \$18K in December 2025) and update the policy dates to be December to December annually which helps with our budgeting needs.

Combined, it's an additional savings of \$107K above the savings we were already expecting with Slide. This savings has the potential to reduce our budget by \$11.60 per unit/per month.

Lesley Ulloa also presented two (2) benefits plans for the ExCom's consideration. One option was through Acentria Insurance and the other through Combined Chubb.

Pablo will adjust the Landscaping Replacement value from \$36K to \$50K.

Lesley Ulloa identified a number of Reserve lines that may be used for Improvement Projects in 2026, based on the 2025 Reserve Study suggestions.

VI. Review of Proposed 2026 CDSGS Budget

Motion: Lesley motions to approve the D&O Insurance with EPLI with Acentria effective immediately. Georgina seconded the motion. Motion passed unanimously.

\$12K in Building Reserves, \$7500 Property Insurance, \$5K D&O Insurance and \$6K in Building Maintenance was added to the 2026 proposed CDSGC budget. These funds will cover any repair and maintenance of items that are related to CDSGC paid improvements, and any business-related expenses, repairs and maintenance. CDSA will continue reserving for structural items related to the buildings

Tim Wildman and Pablo Fernandez will add the previously proposed **\$10K for 97 Avenue Improvement Project** to the proposed 2026 budget. Raul de Reguera and Georgina Gonzalez also asked about any available funding for a collaborative landscaping project in the shared parking area.

Lesley Ulloa inquired about the \$159K in proposed funding for the Practice Facility (ball machine structure). Time Wildman clarified that \$135 is for the building (which will be located next to the pump house) and \$15K for cost overruns/landscaping improvements for the area. The project should take approximately 4 months to complete. Copies of contracts, plans, etc. will be sent to Management and the Board before final approval.

VII. Open Forum

Raul de Reguero discussed the iguana population in the community. Wanda Ojeda agreed to reach out to Redline Iguana, as well as other vendors to propose a solution to this issue.

VII. Adjournment

Lesley Ulloa motioned to adjourn the meeting at 8:19 PM. Derek Carroll seconded the motion. Motion passed unanimously.

Minutes Prepared by Lesley Ulloa, President