



**EXECUTIVE COMMITTEE MEETING AGENDA  
MONDAY, SEPTEMBER 15TH, 2025**

**TIME: 6:00 P.M.**

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

**Meeting Minutes**

**I. Call to Order**

President, Lesley Ulloa called the meeting to order at 6:04 PM

**II. Roll Call, Determination of Quorum**

Secretary Derek Carroll called roll. All Executive Committee Members were present. Quorum achieved.

**III. Proof of Notice**

General Manager, Wanda Ojeda provided Proof of Notice

**IV. Discussion Regarding Golf Course Operations with Golf Club Board Members and Preferred Accounting**

Several Executive Committee members and Golf Board members discussed the responses provided by Association Attorney, Maria Arias and review the CDSGC's responses to each. Pablo Fernandez of Preferred Accounting also addressed the Executive Committee regarding the item above.

A productive discussion took place and several action items were identified to be discussed with the Board at the next CDS Board Meeting to take place on September 16, 2025 at 6 PM.

Those action items include (*this list is not all inclusive*):

- Agreement that all aspects of the Management Agreement must be followed carefully
- Board decision regarding the \$283K CDSGC cash surplus
- Request 2025 & 2026 CDSGC Budget for Board review and approval with deadlines
- Request CDSGC Monthly Financial Statements in the correct format
- Request regular CDSGC Board updates from the CDSGC Board

**V. Open Forum**

Owner, Victor Espinoza addressed the Board regarding the make-up of the CDSGC Board of Directors and the importance of having 2-3 Association Board members on that body, the motion approved by the 2019 Board allowing the CDSGC to retain a maximum of \$50K in cash reserves, and to remind the ExCom and Board members that free golf memberships is a violation of Chapter 718 of the FL Statutes.

Director Gustavo Castro addressed the Board to share his concerns about any actions that minimize the associations fair share of profit, and the lack of disclosure regarding the cash surplus and subsidy funds not needed.

**VI. Adjournment**

Lesley Ulloa motion to adjourn the meeting at 8:37 PM. Susan Glass seconded the motion. Motion passed unanimously.

*Minutes Prepared by Lesley Ulloa, President*