Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

MINUTES OF MEETING
ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Islands at Doral III Community Development District was held on Wednesday, September 2, 2026 at 6:00 p.m. at the Doral Legacy Park Conference Room, 11400 N.W. 82nd Street, Doral, Florida.

Present and constituting a quorum were:

Victoria Gonzalez	Vice Chairperson
Julio Raudsepp	Assistant Secretary
Antonio Felipe Vergara	Assistant Secretary

Also present were:

Ben Quesada	District Manager, GMS
Gabriella Fernandez Perez	District Counsel
Angel Camacho	District Engineer
Juan Alvarez *via Teams*	District Engineer

FIRST ORDER OF BUSINESS — Roll Call

Mr. Quesada called the meeting to order at 6:06 p.m. and called the roll.

SECOND ORDER OF BUSINESS — Update to FPL Streetlighting Transfer

Mr. Quesada reported that he had contacted the HOA managers of Antilles, Belize, and Madera. There are two agreements with Antilles and one with Madera. The HOA managers are discussing the FPL transfer with their boards. Mr. Quesada obtained the paperwork and FPL contact information and provided them to the HOAs. He noted that the transfer must be mutual, so the HOAs must accept it even though the District is requesting it. He hoped to have an update at the next meeting. Otherwise, the Board could discuss it then and take any further action it wishes.

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

Mr. Quesada also noted that minutes were not on this agenda because less than a month had passed since the last meeting. The minutes will be presented on the next agenda.

FOURTH ORDER OF BUSINESS Staff Reports

B. Engineer

1) Updates on:

b. Sidewalk Report

**This item was moved up and taken out of order.*

Mr. Camacho presented the sidewalk report included in the agenda package. At the Board's direction, the engineer's office had inspected District sidewalks for deficiencies and tabulated the required repairs, estimated costs and recommendations. Repair types include reconstruction, which is replacement of the sidewalk flag, and grinding of trip hazards, typically for anything over a quarter inch. Estimated unit costs were typically $600 for reconstruction and $200 for grinding. Reconstruction was $650 where a root barrier is needed near trees and $750 within a driveway, because driveway concrete has a different psi. Each location has an identifier tied to the GIS map and a written description. The estimate is broken down by community: Madera, Villa Bello, Santorini, Antilles and Belize. It also includes MOT, contingency and mobilization, for a grand total of $60,000.

Mr. Quesada explained that Antilles and the District-owned portions of St. Moritz were repaired earlier this fiscal year. This report covers the remaining communities with District-owned sidewalks, as not every HOA has CDD roads and sidewalks. The pricing was based on the contractor the Board selected earlier this fiscal year after quotes were obtained from three companies. He described the $60,000 as a conservative not-to-exceed budget. If the Board authorized it, the vendor would bid on plans prepared by the engineer, District Counsel would prepare an agreement, and the work would be permitted, inspected and closed out. He noted the estimate includes items the City requires for permitting, such as an MOT plan.

Mr. Raudsepp did not want to repeat the process used for the earlier repairs. He asked that the Board handle negotiations with the contractors. Ms. Gonzalez felt that would take longer, since Board members are not available daily. In her view, the engineer

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

was best positioned to recommend a qualified vendor, considering reputation and quality as well as price. Mr. Quesada recounted the prior process: three companies were presented and ranked by the Board, the first-ranked company did not return, and the second was engaged, obtained permits, closed out the permit and stayed within budget. He stressed that the District has a responsibility to act quickly once it is aware of trip hazards. Mr. Raudsepp noted that this was the first time in 15 years the District had repaired sidewalks and that the work must be done well. Ms. Perez advised that once the District is aware of a trip hazard, a failure to act within a reasonable time could be used against it in a lawsuit. She said the repairs should be done both quickly and properly. Mr. Vergara agreed that known hazards that are the District's responsibility should be fixed right away.

Ms. Perez noted that the motion could appoint Mr. Raudsepp as Board liaison to work with Mr. Quesada in selecting among the proposals and negotiating, as long as the cost stays within the approved amount. Mr. Quesada confirmed that funds are available in contingency for the project.

> On MOTION by Ms. Gonzalez, seconded by Mr. Vergara, with all in favor, Not to Exceed $60,000 Approved to Enter Into Agreement with Qualified Vendor and Appointing Supervisor Raudsepp as Board Liaison, was approved.

Following the vote, Mr. Raudsepp asked about the unit pricing. Mr. Camacho explained that it was based on previous proposals. Grinding removes the trip hazard without replacement, and reconstruction removes the existing flag and pours a new one.

Mr. Raudsepp noted that NW 88th Lane in St. Moritz Townhomes is District-owned and had already been repaired under the earlier budget of $20,000. However, the GIS map showed deficiencies there and indicated it was not CDD-maintained. Mr. Quesada agreed this was likely an error or older photos, since he had walked that block with the inspector. He confirmed that 88th Lane is not included in the $60,000 estimate. Mr. Camacho will review all locations, not only this one. Completed repairs will be shown with a different colored pin, such as green, with the repair date and an updated photo. Mr.

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

Quesada will provide the completed locations, and the sidewalk report for St. Moritz Townhomes will be updated before any bids are sought.

In response to Mr. Raudsepp, Mr. Quesada stated that the District includes nine communities when like-named communities are combined, though not every HOA has District-owned roads. Corsica and Menorca, for example, do not. He noted that some plan names differ from current HOA names. Mr. Camacho also noted pins for detectable warning mats, which are separate from the sidewalk deficiencies and should be installed joint to joint per Miami-Dade County and DOT standards.

a. GIS Map

Mr. Camacho demonstrated the District GIS map. Its layers include plats, parcels, drainage infrastructure and sidewalks, along with base map options and a legend. Each sidewalk pin shows the location, the sidewalk name, whether it is maintained by the CDD, and a photo. Non-District deficiencies were also documented for transparency. Ms. Gonzalez asked about sidewalks along NW 78th Street in Antilles, which she believed were built by the City, and the map showed some of those as not CDD-maintained. Mr. Quesada asked whether the non-District locations could be shared with the City of Doral Public Works. Mr. Camacho noted the engineer's report includes reporting information for such cases. Mr. Quesada stated he has Public Works contacts and will share information, while prioritizing District matters.

Mr. Camacho presented a new CDD Issue Reporting Form tab. Residents, board members and HOAs can use it to submit the reporter's name, role and email, the issue type (stormwater, drainage, water, sewer, roadway, sidewalk, landscaping, lighting or other), whether it is a safety concern, a description, the community, a map location and a photo. The tool is live on the District website home page under the District GIS Map link. Mr. Quesada noted it was a request of Mr. Verde. He agreed to be the first point of contact for submissions and to loop in the engineer as needed, and he will share the tool with the HOA managers.

Board members asked about a large preserve area within the District boundaries, which some believed belonged to the Master Association. Mr. Alvarez stated that it is part of the mitigation wetland agreement under the permits and that the tract belongs to the

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

CDD. A perpetual easement was granted to the South Florida Water Management District, and the area is intended to remain in a natural state. He stated the surrounding areas are mowed, but he must research what maintenance occurs inside the mitigation area. Mr. Quesada asked him to report back at the next meeting and noted the preserve is mentioned in one of the maintenance agreements with the Master Association. Mr. Raudsepp stated the matter should be clarified with the Master Association.

Mr. Quesada noted the District-wide stormwater cleaning was completed within roughly the last year and a half, before the GIS map was rolled out. Mr. Camacho will add the cleaning report to the GIS map as a downloadable link, with the previous service date, due service date and maintenance phase.

Ms. Rivera stated that the St. Moritz HOA is conducting a reserve study and needs to confirm which sidewalks, streets and drains in the estates section are CDD, HOA or City responsibility. Some sidewalk work had been done there. Mr. Raudsepp and Mr. Quesada noted that a few areas with similar addresses had been misidentified during the prior repairs. Mr. Quesada offered to review the engineer's report, which identifies City-owned and District-owned roads, with Ms. Rivera after the meeting.

THIRD ORDER OF BUSINESS Discussion of:

A. Second Amendment to Maintenance Agreement with Islands at Doral Master Association, Inc.

Ms. Perez reviewed the background. The amendment was first proposed over a year ago for Islands at Doral Northeast, and the Master Association's attorney recently raised it for all of the Islands at Doral districts. Under the amendment, the Master Association would maintain only the lakes and fountains, including aquatic maintenance and fountain and pump repairs. Maintenance responsibility for the roadways and stormwater drainage would return to the District, which has always owned that infrastructure. Although the existing agreements assign that maintenance to the Master Association, in practice this District has maintained the roads and completed the storm drain cleaning. She noted Mr. Quesada's concern about recent legislation requiring a Class 5 permit for the stormwater system. The Master Association had produced no maintenance documentation, but the District holds the permit, and the drains have been cleaned. The engineer's report approved at the last meeting found the roadways in good

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

condition. She stated there would be no change to the District's budget and that the amendment is a legal formality. She contrasted this with Northeast, which had to increase assessments.

Mr. Vergara asked that the community be told clearly that residents were never charged through the Master Association for this maintenance. Mr. Alvarez stated he was not aware of the Master Association ever servicing the drainage pipes and inlets, as opposed to the lakes. He did not believe it had invoiced the District for that work and said the financial records could confirm this. Mr. Quesada will send the Master Association the full drainage maintenance report as backup, stating that the District has maintained the stormwater system and roadways all along. He will also communicate this to the community. Mr. Raudsepp stated he had no problem working with the Master Association. Ms. Fernandez Perez will review the document once more before it is sent for signature by the Chairman or Vice Chairman.

> On MOTION by Mr. Raudsepp, seconded by Mr. Vergara, with all in favor, the Second Amendment to Maintenance Agreement with Islands at Doral Master Association, Inc., was approved in final substantial form.

B. Objection Letter from Corsica HOA

Mr. Quesada stated that a Supervisor who could not attend had asked for clarification on the objection letters. The letters mention a 45-day response period. Ms. Perez reviewed the timeline. An objection letter from Corsica HOA was received July 14, and one from Menorca subdivision was received July 31. Both were included in the agenda for the August 5 meeting, where public comment was taken and Mr. Alvarez gave a presentation. Ms. Perez explained that the assessment increase applies equally to all homeowners and is intended to replenish reserves for all District infrastructure, not only the roadways. She and her firm's partners interpret the letters as objection letters rather than demand letters. In her view, the District responded at the meeting and the budget was adopted. A written response is not required, and any response by her would be billable.

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

Mr. Raudsepp stated that the objectors are neighbors and that the District should send a courteous letter explaining the rationale again. Mr. Vergara preferred that Mr. Quesada draft the response rather than counsel. Ms. Gonzalez supported paying for the response. Ms. Perez estimated that drafting would take about an hour per letter, while reviewing a letter drafted by Mr. Quesada would cost approximately $30 to $40. Mr. Alvarez asked that any quotation of his presentation be taken verbatim from the record rather than paraphrased. Mr. Quesada agreed and noted the August minutes would be presented on the next agenda.

> On MOTION by Mr. Raudsepp, seconded by Mr. Vergara, with all in favor, Directing Management to Send Response Letter with District Counsel and District Engineer Approval, was approved.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Perez had nothing additional to report.

B. Engineer

Mr. Alvarez had nothing additional to report.

C. Manager

Mr. Quesada had nothing further to report.

FIFTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada presented the financial reports included within the agenda package. Mr. Raudsepp asked what the check register total covered. Mr. Quesada explained that checks numbered 1477 through 1484, totaling $163,516.46, included payments to: Alvarez Engineers, District Counsel's firm, FedEx distribution fees, FPL for the three streetlighting accounts being transferred, Governmental Management Services, for

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

budgeted line items including dissemination and web administration, Grau & Associates for arbitrage and audit services.

> On MOTION by Ms. Gonzalez, seconded by Mr. Vergara, with all in favor, Approving the Check Register and Accepting the Unaudited Financials, was approved.

SIXTH ORDER OF BUSINESS Supervisors Requests

Mr. Quesada noted that he had requests from the earlier discussion. These were to send the drainage report to the Master Association and to share City sidewalk locations from the GIS map with the City of Doral. There were no other Supervisor requests.

Ms. Perez reminded Supervisors that the annual four-hour ethics training video must be watched by December 31 and will be indicated on next year's Form 1. Because Form 1 filings are now online and fines are being pursued more aggressively, she recommended that Supervisors email Mr. Quesada when they complete the training, to create a public record.

SEVENTH ORDER OF BUSINESS Audience Comments

Ms. Stephanie Rivera, St. Moritz, recommended training for the HOA boards on using the GIS map, as she had difficulty with the legend and icons. She noted that the HOAs rely on this information for their budgets and do not want residents charged twice by the CDD and HOA. She also asked for a way to confirm responsibility for specific items with staff outside of meetings when matters are time sensitive.

Mr. Quesada explained that Board business must be conducted at advertised public meetings and noted that he believed the next meeting would be in November. Ms. Perez suggested inviting the HOA property managers to a meeting or having a screen-recorded presentation emailed out. Mr. Camacho proposed an instructional training video covering the map's features, estimated at two to four hours including editing, to be posted on the District website. Mr. Quesada noted the cost would be less than $1,000, and the Board concurred with directing staff to proceed with the video. No formal motion was taken.

Docusign Envelope ID: 6344CF4E-AA30-80F8-83C7-DFD049EF323B

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Quesada asked for a motion to adjourn.

> On MOTION by Ms. Gonzalez, seconded by Mr. Raudsepp, with all in favor, the meeting was adjourned.

DocuSigned by:
Ben Quesada
07C0606FB7194F3...
Secretary / Assistant Secretary

DocuSigned by:
Javier Fuquen
1F60D7A814C6458...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 6344CF4E-AA30-80F8-83C7-DFD049EF323B
Status: Completed
Subject: Islands at Doral III: Complete with Docusign: Minutes 9-2-26.pdf, Minutes 8-5-26.pdf, Resolution 202
Source Envelope:
Document Pages: 37
Signatures: 14
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
11/5/2026 8:11:27 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Ben Quesada BQuesada@gmssf.com Security Level: Email, Account Authentication (None)	DocuSigned by: Ben Quesada 07C0606FB7194F3... Signature Adoption: Pre-selected Style Using IP Address: 8.29.7.127	Sent: 11/5/2026 8:20:37 AM Viewed: 11/5/2026 10:48:43 AM Signed: 11/5/2026 10:48:58 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Javier Fuquen jhfuquen@hotmail.com Chairman Security Level: Email, Account Authentication (None)	DocuSigned by: Javier Fuquen 1F60D7A814C6458... Signature Adoption: Pre-selected Style Using IP Address: 2607:fb90:902f:98a:e981:8eb4:4e2d:411b Signed using mobile	Sent: 11/5/2026 8:20:36 AM Resent: 11/10/2026 9:06:38 AM Viewed: 11/10/2026 12:17:15 PM Signed: 11/10/2026 12:17:29 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/5/2026 8:20:37 AM
Certified Delivered	Security Checked	11/10/2026 12:17:15 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	11/10/2026 12:17:29 PM
Completed	Security Checked	11/10/2026 12:17:29 PM

Payment Events	Status	Timestamps