

**MINUTES OF MEETING
MAINSTREET AT COCONUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Mainstreet at Coconut Creek Community Development District was held on Friday, October 17, 2025 at 1:00 p.m. at 699 N Federal Hwy, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Landon Massell	Chairman
Rick Stephano	Vice Chairman
Lindsay Foster	Assistant Secretary
Cory Ring <i>joined late</i>	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Landon Massell

Mr. Gill stated prior to the meeting, the oath of office was administered for supervisor Massell.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order at 1:03 p.m. and called the roll.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 5, 2025 Meeting

Mr. Gill: The next item is the minutes from the September 5, 2025 meeting, those minutes have all been circulated on the tablets. Are there any comments, corrections, or changes?

October 17, 2025,

Mainstreet at Coconut Creek CDD

On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, the Minutes of the September 5, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Special Assessments

A. Motion to Open the Public Hearing

Mr. Gill: I'm looking first for a motion to open the public hearing. All in favor, no one opposed.

On MOTION by Ms. Foster, seconded by Mr. Stephano, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

**Mr. Ring joined the meeting at this time.*

Mr. Gill: There are no public comments or discussion.

C. Acceptance of Engineers Report

Mr. Gill: Included in the packet is the engineer's report. That report was previously provided to the Board and approved. At this point, there are no additional changes to that engineer's report. We're looking for a motion to accept it as a part of this procedure for imposing special assessments. Motion to accept.

On MOTION by Mr. Stephano, seconded by Mr. Massell, with all in favor, Accepting the Engineer's Report, was approved.

D. Acceptance of Master Assessment Methodology

Mr. Gill: This the same prior Assessment Methodology that was previously presented. No additional changes have been made. We are looking for a motion to accept the methodology.

October 17, 2025,

Mainstreet at Coconut Creek CDD

On MOTION by Mr. Massell, seconded by Mr. Ring, with all in favor, Accepting the Master Assessment Methodology, was approved.

E. Approving the Project and Declaring Special Assessments will Fund the Project

Mr. Gill: We need a motion approving the project as set forth in the engineer's report and the Master Assessment Methodology.

On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, Approving the Project and Declaring Special Assessments will Fund the Project, was approved.

F. Equalization of Assessments

Mr. Gill: Based on the engineer's report and Master Assessment Methodology, we'd like to confirm that the assessments are equalized and approved in accordance with the benefits conferred. Looking for a motion equalizing those.

On MOTION by Mr. Stephano, seconded by Ms. Foster, with all in favor, the Equalization of Assessments, was approved.

G. Adoption of Resolution #2026-01 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Mr. Gill: This resolution authorizes the projects, levies the special assessments, and confirms the intention to issue bonds.

On MOTION by Ms. Foster, seconded by Mr. Stephano, with all in favor, Resolution #2026-01 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds, was approved.

H. Motion to Close the Public Hearing

Mr. Gill: At this time I will ask for a motion to close the public hearing.

October 17, 2025,

Mainstreet at Coconut Creek CDD

On MOTION by Mr. Massell, seconded by Mr. Ring, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wald: If you haven't done it already, don't forget to do your four hours of ethics training. You have until December 31st.

Mr. Gill: I'll send the link again for the training if you haven't already completed that.

Ms. Wald: It's self-reported. Nobody's going to look over your shoulder. Just do it, don't lie. You'll report it on your Form 1 next year.

B. Engineer

Mr. Gill: The engineer isn't present, but if you have any questions for him, we can information get you answers.

C. Manager – Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Gill: I've included a hard copy of the performance measures and standards. The legislature is requiring that special districts come up with standards and performance measures for the fiscal year that will meet. They haven't provided us with specific details of what those entail. For example, we include that we will have at least three regular meetings per year. We'll notice the meetings and advertise them in compliance with the law. We'll maintain the records we provide. We'll prepare a budget and adopt that budget. At the end of this fiscal year, we'll go through those and say that we've met each of these standards and measures. My office has provided a template for that hard copy for each you to look at. I'm looking for a motion to adopt this form for the 2025 Performance Standards and measures.

On MOTION by Mr. Massell, seconded by Mr. Stephano, with all in favor, the 2025 Performance Measures and Standards, were approved.

October 17, 2025,

Mainstreet at Coconut Creek CDD

SIXTH ORDER OF BUSINESS

Financial Reports

A. Funding Request #5

Mr. Gill: Under financial reports you have Funding Request #5. We are looking for a motion to approve those.

On MOTION by Mr. Stephano, seconded by Mr. Massell, with all in favor, Funding Request #5, was approved.

B. Acceptance of Unaudited Financials

Mr. Gill: Next, are the unaudited financials to be accepted. Are there any questions on those? If not I will ask for a motion to accept.

On MOTION by Mr. Massell, seconded by Ms. Foster, with all in favor, the Acceptance of Unaudited Financials, were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Supervisor requests and audience comments, I don't believe we have any members of the public in person.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill: I'll ask for motion to adjourn.

On MOTION by Ms. Foster, seconded by Mr. Stephano, with all in favor, the meeting was adjourned.

Signed by: 
998FCF5DA76943E...
Secretary / Assistant Secretary

DocuSigned by: 
E6193E1AED1676D...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 7F160BDD-A3F2-45E7-A891-D7DB6AA01E91

Status: Completed

Subject: Mainstreet:Complete with Docusign: Resolution 2026-02.pdf, Minutes 6-20-25.pdf, Minutes 10-17-25.pdf

Source Envelope:

Document Pages: 14

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

11/12/2025 10:27:14 AM

eacosta@gmssf.com

Signer Events

Andrew Gill

agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication (None)

Signature

Signed by:

996FCF5DA76943E...

Signature Adoption: Drawn on Device

Using IP Address: 162.199.192.217

Signed using mobile

Timestamp

Sent: 11/12/2025 10:29:05 AM

Resent: 11/13/2025 8:01:10 AM

Viewed: 11/13/2025 8:02:42 AM

Signed: 11/13/2025 8:03:06 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

landon massell

lmassel@13fi.com

Chair

Security Level: Email, Account Authentication (None)

DocuSigned by:

E6193E1AED1646D...

Signature Adoption: Drawn on Device

Using IP Address: 170.55.195.59

Sent: 11/12/2025 10:29:05 AM

Viewed: 11/12/2025 3:00:06 PM

Signed: 11/12/2025 3:00:17 PM

Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

11/12/2025 10:29:06 AM

Certified Delivered

Security Checked

11/12/2025 3:00:06 PM

Signing Complete

Security Checked

11/12/2025 3:00:17 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	11/13/2025 8:03:06 AM
Payment Events	Status	Timestamps