

**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, March 19, 2026 at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Landon Massell	Chairman
Rick Stephano	Vice Chairman
Lindsay Foster	Assistant Secretary
Lilibeth Hauck <i>joined late</i>	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Andrew Gill	District Manager, GMS
Juliana Duque	GMS
Ginger Wald	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Gill called the meeting to order at 10:04 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the  
December 19, 2025 Meeting**

Mr. Gill: The next item is the minutes from the December 19, 2025 meeting. Are there any other comments, corrections, or changes?

On MOTION by Mr. Stephano, seconded by Mr. Massell, with all in favor, the Minutes of the December 19, 2025 Meeting, were approved.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution  
#2026-04 Approving the**

**March 19, 2026**

**Mainstreet at Coconut Creek CDD**

**Proposed Fiscal Year 2027  
Budget and Setting the Public  
Hearing**

Mr. Gill: Item three is your budget for this coming fiscal year, Fiscal Year 2027. That's included in your packet. This District right now is purely administrative and developer funded. If you just jump to page 13 of your packet that is the Fiscal Year 2027 budget. If there are any questions, we can walk through those, but it's pretty straightforward as an administrative budget. Attached is Resolution 2026-04, which approves that budget and will set the public hearing to adopt it. For the date for the public hearing we need to have a 60-day buffer between today's date and the date that we adopt the budget. You can open your calendars to see what dates work for you.

Ms. Foster: May 18<sup>th</sup> is 60 days. May 20<sup>th</sup> is the advertised May meeting.

Mr. Stephano: May 20<sup>th</sup> will not work for me.

On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for May 20, 2026 at GMS-SF 5385 N. Nob Hill Road, Sunrise, Florida, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Engagement  
Letter with Grau & Associates to  
Perform the Audit for Fiscal Year  
Ending September 30, 2025**

Mr. Gill: Item four is approval of the consideration of the engagement letter with Grau & Associates. They're going to perform the audit for the fiscal year ending September 30, 2025. Each time they do one of these audits, they provide us with their engagement letter to complete it. We are just looking for a motion to approve that engagement letter to have them perform our audit.

On MOTION by Ms. Foster, seconded by Mr. Stephano, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

March 19, 2026

Mainstreet at Coconut Creek CDD

## FIFTH ORDER OF BUSINESS

## Staff Reports

### A. Attorney

Ms. Wald: It was a busy legislative session. We already started working on the legislative memo that we do every year. You've probably already heard the legislature is going into a special session on the budget. They can take up anything they want as well, so who knows if something else will come out of that. There were some specific laws that were passed by both houses and are waiting for the governor to sign that do affect CDDs. They do not affect this one directly right now, but when it becomes a resident Board it will affect it. Also something else that passed is for new CDDs is they brought together a new 10 year, 500 registered voters, if you are providing for low-income senior housing. If, as developers, you're looking at new developments, of course there's also new laws with affordable housing to go through with your local governments as quickly as possible, now there's benefits as to that as well. We'll put that in the memo so everybody will have that. I believe the governor will sign that.

### B. Engineer

Mr. Gill: I have nothing to report from the District Engineer.

### C. Manager – Ratification of Fiscal Year 2026 Meeting Schedule

Mr. Gill: Under the District Manager's report we have the revised meeting schedule setting the meetings at our offices here. We're looking for ratification for that meeting schedule. It's on page 23 of your packet.

On MOTION by Ms. Foster, seconded by Mr. Szasz, with all in favor, the Fiscal Year 2026 Meeting Schedule, was ratified.

Mr. Stephano: In the memo that we're referring to, it states that the next meeting is May 21, 2026. We just talked about May 20 for the public hearing.

Mr. Gill: You're right. I was looking at March 19.

Ms. Wald: So we need to amend the motion.

Mr. Gill: We're going to advertise this special public hearing for that Wednesday.

**March 19, 2026**

**Mainstreet at Coconut Creek CDD**

Ms. Foster: No.

Mr. Gill: Oh, okay. Sorry. I thought it was a special date.

Ms. Wald: What we need to do is we need to make a motion to amend Resolution 2026-04, setting the public hearing to May 21, 2026 versus May 20, 2026.

*\*Ms. Hauck joined the meeting at this time.*

On MOTION by Ms. Foster, seconded by Mr. Szasz, with all in favor, Amending Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for May 21, 2026 at GMS-SF 5385 N. Nob Hill Road, Sunrise, Florida, was approved.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Acceptance of Funding Requests #7 & #8**

Mr. Gill: You have the funding requests #7 and #8 on page

On MOTION by Mr. Stephano, seconded by Mr. Szasz, with all in favor, Accepting Funding Request #7, was approved.

On MOTION by Mr. Stephano, seconded by Mr. Szasz, with all in favor, Accepting Funding Request #8, was approved.

**B. Acceptance of Unaudited Financials**

Mr. Gill: You have the unaudited financials in your agenda package, those are through February 28, 2026. We are looking for a motion to accept those.

On MOTION by Mr. Stephano, seconded by Mr. Massell with all in favor, Accepting the Unaudited Financials, was 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.

March 19, 2026

Mainstreet at Coconut Creek CDD

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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


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

Signed by:



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Secretary / Assistant Secretary

DocuSigned by:



E6193E1AED1646D...  
Chairman / Vice Chairman

## Certificate Of Completion

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 Subject: Mainstreet at Coconut Creek: Complete with Docusign: 3-19-26 Minutes.pdf  
 Source Envelope:  
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 4/17/2026 6:15:00 AM  
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## Signer Events

Andrew Gill  
 agill@gmssf.com  
 DISTRICT MANAGER  
 Security Level: Email, Account Authentication  
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## Signature

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 996FCF5DA76943E...  
 Signature Adoption: Pre-selected Style  
 Using IP Address:  
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landon massell  
 lmassell@13fi.com  
 Chair  
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DocuSigned by:  
  
 E6193E1AED1646D...  
 Signature Adoption: Drawn on Device  
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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	4/17/2026 6:17:05 AM
Certified Delivered	Security Checked	4/17/2026 6:18:34 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Completed	Security Checked	4/30/2026 12:50:06 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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