

MainStreet at Coconut Creek

Community Development District

Agenda

Seat 1: Landon Massell – (C.)	
Seat 2: Richard Stephano – (V.C.)	
Seat 3: Stefanie Mogul – (A.S.)	
Seat 4: Lindsay Foster – (A.S.)	
Seat 5: Cory Ring – (A.S.)	

**Friday
September 5, 2025
1:00 p.m.**

**699 N Federal Hwy, Suite #450,
Fort Lauderdale, Florida
Microsoft Teams**

**Meeting ID: 263 002 469 618 1 and Passcode: VP6MK3B5
1 872-240-4685 and Phone Conference ID: 158 405 316#**

1. Oath of Office for Mr. Landon Massell
2. Roll Call
3. Approval of Minutes of the June 20, 2025 Meeting
4. Discussion of Financing Matters related to Series 2025 Bonds
 - A. Consideration of Supplemental Engineers Report
 - B. Consideration of Master Assessment Methodology
 - C. Consideration of **Resolution #2025-19** Declaring Special Assessments
 - D. Consideration of **Resolution #2025-20** Calling for a Public Hearing to Impose Special Assessments
 - E. Consideration of **Resolution #2025-21** Bond Authorizing Resolution
 - 1) Exhibit A:
 - a. Master Trust Indenture
 - b. First Supplement Trust Indenture
5. Consideration of Agreement between Marty Kiar, as Broward County Property Appraiser and MainStreet at Coconut Creek Community Development District for Non-Ad Valorem Assessments
6. Approval and Execution of the City of Coconut Creek Development Agreement
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
8. Financial Reports
 - A. A Technical Error with Recording of the Minutes for the June 20th meeting not being able to hear the Acceptance of Unaudited Financials & Funding Request **#2**

B. Funding Request **#3 & #4**

C. Acceptance of Unaudited Financials

9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.mainstreetatcoconutcreekcdd.com>