

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, June 20, 2025 at 1:00 p.m. at 699 N Federal Hwy, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Landon Massell
Rick Stephano
Stefanie Mogull
Cory Ring
Lindsay Foster

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Paul Winkeljohn
Ginger Wald
Julie Johnston

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Newly Elected Supervisors Elected at the Landowners Meeting

Mr. Winkeljohn administered the oath of office to all five Supervisors in attendance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order at 1:00 p.m. and called the roll.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-13 Canvassing and Certifying Results of Landowners Election

Mr. Winkeljohn: Resolution 2025-13 certifies the results of the Landowners election.

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On MOTION by Ms. Foster seconded by Ms. Mogull, with all in favor, Resolution #2025-13 was approved.

B. Consideration of Resolution #2025-14 Electing Officers

Mr. Winkeljohn: Lindsay Foster was added as Assistant Secretary. The rest of the staff is already filled out. Chair and Vice Chair will remain the same.

On MOTION by Ms. Foster seconded by Mr. Ring, with all in favor, Resolution #2025-14 Electing Officers was approved.

C. Consideration of Resolution #2025-15 Ratifying Past Actions

Mr. Winkeljohn: This is a procedural of recommendation that we use because of the sequence now of the official board.

On MOTION by Ms. Foster seconded by Ms. Mogull, with all in favor, Resolution #2025-15 Ratifying Past Actions was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 18, 2025 Meeting

Mr. Winkeljohn: The next item is the minutes from the April 18, 2025 meeting, those minutes have all been circulated on the tablets. Are there any comments, corrections, or changes?

On MOTION by Mr. Stephano seconded by Ms. Mogull with all in favor, the Approval of Minutes from the April 18, 2025, Meeting was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the District's General and Procedural Rules

A. Motion to Open the Public Hearing

Mr. Winkeljohn: We have the public hearing to adopt rules and procedures. Is there a motion to open the public hearing?

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On MOTION by Ms. Mogull seconded by Mr. Ring with all in favor, Opening the Public Hearing to Adopt District's General and Procedural Rules, was approved.

B. Public Comment and Discussion

Mr. Winkeljohn: No public comments or discussion.

C. Consideration of Resolution #2025-16 Adopting the District's General and Procedural Rules

Mr. Winkeljohn: These rules are very generic rules that all Districts adopt.

On MOTION by Ms. Mogull seconded by Mr. Ring with all in favor, the Resolution #2025-16 Adopting the District's General and Procedural Rules was approved.

D. Motion to Close the Public Hearing

Mr. Winkeljohn: Is there a motion to close public hearing?

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

SIXTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2025 & 2026 Budget**

A. Motion to Open the Public Hearing

Mr. Winkeljohn: Is there a motion to open the public hearing on the budget?

On MOTION by Ms. Mogull seconded by Mr. Ring with all in favor, Opening the Public Hearing to Adopt the Fiscal Year 2025 & 2026 Budget was approved.

B. Public Comment and Discussion

Mr. Winkeljohn: No comments currently.

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C. Consideration of Resolution #2025-17 Adopting Final Fiscal Year 2025 & 2026 Budget

Mr. Winkeljohn: We discussed the engineer's report from this meeting; we can amend the budget later at the next meeting if needed. Is there a motion to approve Resolution #2025-17?

On MOTION by Ms. Mogull seconded by Mr. Ring with all in favor, the Resolution #2025-17 Adopting the Final Fiscal Year 2025 & 2026 Budget was approved.

D. Motion to Close the Public Hearing

Mr. Winkeljohn: Is there a motion to close this public hearing?

On MOTION by Mr. Stephano seconded by Ms. Foster with all in favor, Closing the public hearing was approved.

SEVENTH ORDER OF BUSINESS

Ratification and Approval of Action Taken by the District Manager in Connection with the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Mr. Winkeljohn: We went ahead and advertised 197. I need a motion ratifying that we did this in advance for you and the District.

On MOTION by Mr. Ring seconded by Ms. Mogull with all in favor, Ratification and Approval of Action Taken by the District Manager in Connection with the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collection and Enforcing Non-Ad Valorem Assessments was approved.

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EIGHTH ORDER OF BUSINESS

Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

A. Motion to Open the Public Hearing

Mr. Winkeljohn: Is there a motion to open to the public hearing?

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

B. Public Comment and Discussion

Mr. Winkeljohn: I do not hear any public comment or discussion.

C. Consideration of Resolution #2025-18 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Mr. Winkeljohn: The next item you have is Resolution #2025-18 expressing the District's intent to utilize the uniform method of levying, collecting and enforcing non-ad valorem assessments.

On MOTION by Ms. Foster seconded by Mr. Ring with all in favor, Resolution #2025-18 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-ad Valorem Assessments was approved.

D. Motion to Close the Public Hearing

Mr. Winkeljohn: Is there a motion to close the public hearing?

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

June 20, 2025**Mainstreet at Coconut Creek CDD****NINTH ORDER OF BUSINESS****Ranking of Respondents to Engineering Proposals**

Mr. Winkeljohn: We had two responses to the RFQ. CPH Consulting LLC ranked #2 firm with total score of 64 out of 100. HSQ Group ranked #1 firm with a total score of 93 out of 100. Mr. Stephano said he had a valid basis to make recommendations for ranking.

On MOTION by Mr. Stephano seconded by Mr. Ring with all in favor, the Ranking of Respondents to Engineering Proposals with HSQ Group Ranked #1 was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Wald: I have no comments at this time.

B. Engineer – Engineer's Report

Mr. Winkeljohn: We will have to proceed at the next meeting to adopt an engineer's report. There is a proposed maintenance cost for the Board to review. In the meantime, the cost for the surface water maintenance, the District is anticipated to accept the permit and to proceed with the construction of the service water management system and additionally to maintain it once it is completed and certified. Now for Broward County a requirement to show HSQ Group will have the capacity to maintain the estimated costs for maintenance. The engineer has estimated once fully operational, the 5-year permit renewal will cost \$25K. Maintenance Authorization cost of \$25K for storm drains for the fiscal year.

On MOTION by Mr. Ring seconded by Mr. Stephano with all in favor, the Authorization of \$25K with Maintenance for storm drains was approved.

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C. Manager – Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Winkeljohn: Your proposed schedule is two meetings per month being added to dates for FY25 & FY26. This will help with advertising costs. The Board wants to start this beginning next month. We will only use these meetings if we need them to help with cost savings.

On MOTION by Mr. Stephano seconded by Ms. Foster with all in favor, the Proposed Meeting Schedule Adding two meetings per month for FY25 & FY26 was approved.

ELEVENTH ORDER OF BUSINESS Financial Reports**A. Funding Request #2**

This item was not discussed and will be added to a future meeting agenda.

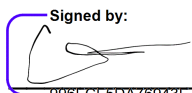
**TWELFTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

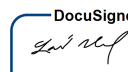
Mr. Winkeljohn: Are there any Supervisors requests or audience comments? Not hearing any, we will move on to the next item.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Anything else before we adjourn? Hearing no other comments, a motion to adjourn the meeting would be in order.

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

Signed by:

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Secretary / Assistant Secretary

DocuSigned by:

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Chairman / Vice Chairman

Certificate Of Completion

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Certificate Pages: 2	Initials: 0	Ellen Acosta
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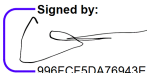
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Signer Events

Andrew Gill
agill@gmssf.com
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Security Level: Email, Account Authentication (None)

Signature

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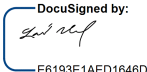
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lmassel@13fi.com
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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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