

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, April 18, 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
Lauren Edwards
Cory Ring

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Ginger Wald

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Introduction

A. Call to Order

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

B. Oath of Office

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

C. Overview of District Responsibilities and Purpose

Mr. Winkeljohn: I will give you my contact information and if you ever have any questions, we are here to help.

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SECOND ORDER OF BUSINESS

Election of Officers

A. Chairman – Resolution #2025-01

Mr. Winkeljohn: There are five seats to be filled as officers. Who would you like to have as Chairperson for this District?

Ms. Mogull: Who is most available and will be able to attend the most meetings?

Mr. Stephano: I move to elect Landon Massell as the Chairperson.

On MOTION by Mr. Stephano seconded by Mr. Ring, with all in favor, Resolution #2025-01 Appointing Landon Massell as Chairman was approved.

B. Vice Chairman – Resolution #2025-02

Mr. Winkeljohn: Is there a nomination for Vice Chairperson?

Mr. Massell: I nominate Rick.

On MOTION by Mr. Massell seconded by Ms. Edwards, with all in favor, Resolution #2025-02 Appointing Rick Stephano as Vice Chairman was approved.

C. Secretary – Resolution #2025-03

Mr. Winkeljohn: I would ask that you appoint myself as the Secretary. The motion would be to appoint Paul Winkeljohn as Secretary.

On MOTION by Mr. Massell seconded by Ms. Mogull, with all in favor, Resolution #2025-03 Appointing Paul Winkeljohn as Secretary was approved.

D. Treasurer & Assistant Treasurer – Resolution #2025-04

Mr. Winkeljohn: There are two people. Patti Powers is the Treasurer and Sharyn Henning is the Assistant Treasurer.

On MOTION by Ms. Mogull seconded by Mr. Massell, with all in favor, Resolution #2025-04 Appointing Patti Powers as Treasurer and Sharyn Henning as Assistant Treasurer was approved.

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E. Assistant Secretary – Resolution #2025-05

Mr. Winkeljohn: This resolution would be for all of the remaining Board members and I would like to add Andrew Gill from my office.

On MOTION by Mr. Massell seconded by Ms. Mogull, with all in favor, Resolution #2025-05 Appointing Lauren Edwards, Cory Ring, Stephanie Mogull, and Andrew Gill as Assistant Secretaries was approved.

THIRD ORDER OF BUSINESS Retention of District Staff

A. Consideration of Contract for District Management Services

Mr. Winkeljohn: You have seen this contract for many of the accounts that we have with you. This contract has been reviewed by counsel. If there are any questions, I can take them, if not a motion to approve would be welcomed.

On MOTION by Ms. Edwards seconded by Ms. Mogull with all in favor, the Contract for District Management Services, was approved.

B. Consideration of Appointment of District Counsel

Mr. Winkeljohn: Do we have a motion for Ginger's Firm?

On MOTION by Ms. Mogull seconded Mr. Massell with all in favor, the Appointment of District Counsel was approved.

C. Selection of Registered Agent and Office

Mr. Winkeljohn: This would appoint Mike from your District Counsel office as the registered agent and his office as the registered office. Is there a motion?

On MOTION by Mr. Massell seconded by Mr. Ring with all in favor, the Selection of the Registered Agent and Office was approved.

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D. Request Authorization to Issue RFP for Engineering Services

Mr. Winkeljohn: Florida Statutes require that when you hire an engineer, you will see a motion for a temporary one, when you do an RFP we will bring back any respondents and you will rank them through your professional evaluation of their qualifications. Do not worry about the RFP process, it is required and usually works out the way you want. Is there a motion to authorize?

On MOTION by Mr. Massell seconded by Ms. Mogull with all in favor, the Request Authorization to Issue RFP for Engineering Services was approved.

E. Appointment of Interim District Engineer

Mr. Winkeljohn: You have a District engineer in mind for the interim basis. Is it \$50,000 or \$20,000? I forgot the threshold, the amount of work they are allowed to do as an interim is capped.

Mr. Stephano: Is it \$35,000.

Mr. Winkeljohn: That will take quite a while to get to. You will have an engineer process and will not be a problem. A motion would be for who you would want to appoint.

Mr. Ring: I make a motion to appoint HSQ.

On MOTION by Mr. Ring seconded by Mr. Stephano with all in favor, the Appointment of HSQ for Interim District Engineer was approved.

FOURTH ORDER OF BUSINESS

Designation of Meeting and Hearing Dates

A. Designation of Regular Monthly Meeting Date, Time, and Location

Mr. Winkeljohn: A few of us have already talked about this and right now you are set on a Friday cycle. If that still fits with your work schedule, we can keep it the same. We advertise 12 meetings a year and when the meetings fall, we can cancel if we don't have business. If you want to stick to the third Friday at 1:00 p.m. we can.

MS. Mogull: That works. Can we change it anytime?

Mr. Winkeljohn: Yes.

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On MOTION by Ms. Mogull seconded by Ms. Edwards with all in favor, Keeping the Regular Monthly Meeting Date, Time and Location for the Third Friday of the Month at 1:00 p.m. was approved.

Mr. Stephano: Question on that, we have three people here?

Ms. Wald: Yes.

Ms. Mogull: Can we schedule amongst ourselves?

Ms., Wald: You will go through Paul. The District's office will send out emails to everybody saying, "We have a meeting on May 16th, does anyone have any business you would like for the meeting?" If they do not, they will cancel. If there is business, they will call you to confirm the quorum. If we do not have three, we will have to cancel and reschedule.

Mr. Winkeljohn: We normally talk about the next meetings at the end of the meeting.

B. Designation of Initial Landowners Election Date, Time and Location

Mr. Winkeljohn: This can be in our next available meeting. The next item is a rules adoption and that is a minimum of 60 days advertising. Often times when it is 60 days, that is more than two meetings away. Item 4D is setting a public hearing for budget adoption and 4C is to adopt rules and procedures. 4E is setting a public hearing to set the assessments. I do not know how far along we are to make those decisions today.

Ms. Wald: We cannot do any of those financials today.

Mr. Winkeljohn: We have to know when things are going to be ready before setting the date. Should we go ahead and set some hearing dates?

Ms. Wald: I am okay with setting them because we probably will need that June meeting. Hopefully we will be able to start the assessment process at that point.

Mr. Winkeljohn: The June meeting will put us on June 20th and that is more than the 60-day requirement. For B, C, and D I think we can do that for that date. I would ask for item 4B to be set for June 20th at this location and time.

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On MOTION by Mr. Ring seconded by Ms. Edwards with all in favor, Setting June 20, 2025 for the Landowners Election Date, Time, and Location was approved.

C. Designation of Date of Public Hearing to Adopt Rules of Procedure

Mr. Winkeljohn: We have generic rules set for you that meet the requirements. I would ask for a motion to accept the date of June 20th for the public hearing date.

On MOTION by Ms. Mogull seconded by Mr. Stephano with all in favor, Setting June 20, 2025 as the Date of the Public Hearing to Adopt Rules of Procedure was approved.

D. Designation of Date of Budget Public Hearing for Fiscal Years 2025 & 2026 set by Resolution #2025-7

Mr. Winkeljohn: This public hearing will also be on June 20th.

On MOTION by Ms. Mogull seconded by Ms. Edwards with all in favor, Setting June 20, 2025 as the Date of the Public Hearing to Adopt the Fiscal Years 2025 & 2026 budget set by Resolution #2025-7 was approved.

1) Approval of the Funding Agreement

2) Consideration of Proposed Budget

3) Approval of Funding Request #1

Mr. Winkeljohn: As you guys just heard, it is a fund for all of the budget. You will get this in the agenda package at every meeting and you will be asked to approve it. Usually at least one person knows where the bills are and can look at it. If anybody has any questions let us know in advance. If you see something that we are not ready to pay, talk to us and we will get it sorted out.

Ms. Wald: The developer funding agreement is with the District and what we have been using is GSR RE Partner, LLC. It will be for two fiscal years. We are almost to the end of this fiscal year. We work on an October 1st through September 30th basis, so it is not a regular calendar year. Because this is the first meeting, and we are already in a fiscal year, you just set forth a public hearing for that fiscal year and we are already at the time period where we have to go ahead and move forward with a proposed budget for the

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next fiscal year. The deadline for that is June 15th. They are basically the same budget. With that we will have a public hearing, it is developer funded, but we have to hold a public hearing in case anyone wants to come. You will listen to them and set the budget. You will receive the developer funding agreement and approve it in substantial form. If any changes have to be made, as long as they are not substantial changes, then they can be made.

Mr. Massell: What happens if we do not close on this property?

Ms. Wald: We decide as a Board whether we are going to dissolve. There is a new exit option.

Mr. Massell: So, we are not obligated to come to the office for 35 years?

Ms. Wald: No, but that will not happen. This will eventually turnover to a resident Board in about ten years. Keep in mind, the developers can change. We have had instances where properties are changed over and the developer decided to sell the property, causing a whole board change.

Mr. Stephano: Does the resolution encompass those other subtitles, or do they need a separate motion?

Ms. Wald: It is covered.

Mr. Winkeljohn: In item D, that is where you start the assessment for the debt assessment process. That is a hearing where you can set the cap on assessments.

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

Mr. Winkeljohn: We are going to table this item because we are not quite ready for it at this time. This will be reconsidered at a future meeting.

FIFTH ORDER OF BUSINESS

Other Organizational Matters

A. Selection of District Depository

Mr. Winkeljohn: We typically recommend Wells Fargo for this agreement. The streamline process with them has been very successful. Any objection?

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On MOTION by Ms. Edwards seconded by Ms. Mogull with all in favor, Wells Fargo as the District Depository was approved.

B. Consideration of Resolution #2025-08 Relating to Defense of Board Members

Mr. Winkeljohn: This will help defend the Board members in the case you are sued.

Any questions?

On MOTION by Mr. Stephano seconded by Ms. Mogull with all in favor, Resolution #2025-08 Relating to Defense of Board Members was approved.

C. Ratification of Recording Notice of Establishment

Ms. Wald: Because of the issue with DS, I have to decide if we need to amend it.

Let's go ahead and defer this until the next meeting.

Mr. Winkeljohn: We will table this.

D. Consideration of Resolution #2025-09 Adopting Investment Guidelines

Mr. Winkeljohn: State Statutes are very clear on what we can invest in, and we must adopt them. We can use a State Board Account to be state regulated.

On MOTION by Mr. Ring seconded by Ms. Mogull with all in favor, Resolution #2025-09 Adopting Investment Guidelines was approved.

E. Resolution #2025-10 Authorizing Execution of Public Depositor Report

Mr. Winkeljohn: This puts you in the system as a government making deposits.

On MOTION by Ms. Mogull seconded by Ms. Edwards with all in favor, Resolution #2025-10 Authorizing Execution of Public Depositor Report was approved.

F. Selection of District Records Office Within Broward County

Mr. Winkeljohn: This would be my office.

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On MOTION by Ms. Mogull seconded by Ms. Edwards with all in favor, GMS as the District Records Office Within Broward County was approved.

G. Resolution #2025-11 Establishing an Electronic Signature Policy

Mr. Winkeljohn: This allows us to sign certain documents electronically.

On MOTION by Mr. Stephano seconded by Ms. Mogull with all in favor, Resolution #2025-11 Electronic Signature Policy was approved.

H. Resolution #2025-12 Adopting of Records Retention Policy

Mr. Winkeljohn: The state requires that we have a policy on record retention.

On MOTION by Mr. Stephano seconded by Ms. Mogull with all in favor, Resolution #2025-12 Adopting of Records Retention Policy was approved.

I. Appointment of Bond Team

1) Bond Counsel

Mr. Winkeljohn: This is the team that puts together all of your bond documents. The first is Bond Counsel. I believe you are familiar with the bond counsel team. Is there a motion?

On MOTION by Mr. Ring seconded by Ms. Edwards with all in favor, the Appointment of Bond Counsel was approved.

2) Underwriter

Mr. Winkeljohn: This is FMS Bonds.

On MOTION by Ms. Mogull seconded by Ms. Edwards with all in favor, the Appointment of FMS Bonds as the Underwriter was approved.

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3) Assessment Methodology Consultant

Mr. Winkeljohn: This is my firm.

On MOTION by Mr. Stephano seconded by Ms. Mogull with all in favor, GMS as the Assessment Methodology Consultant was approved.

4) Trustee

Mr. Winkeljohn: The Trustee is US Bank.

On MOTION by Ms. Mogull seconded by Ms. Edwards with all in favor, US Bank and the Trustee was approved.

J. Authorizing the District Manager to enroll the CDD in the E-Verify System

Mr. Winkeljohn: With the government, everyone must be in the E-Verify System This will authorize our firm to enroll us and any future vendors and verify they are in the system to meet state laws.

On MOTION by Ms. Edwards seconded by Mr. Stephano with all in favor, Authorizing the District Manager to enroll the CDD in the E-Verify System was approved.

SIXTH ORDER OF BUSINESS

Other Business

A. Staff Reports

1) Attorney

Ms. Wald: The Landowner's meeting consists of the property owners at that time. There will be one vote per acre they own for the five seats. Because we have different property owners, they will be advised as to what it is, and they will be able to appear and cast their votes or to provide proxies. You would show up at the meeting, and you would say you cast the number of acres on behalf of the owners. You are supposed to have it within 60 days of being established.

Mr. Ring: It is us who does the appointing not the people that own the land, correct?

Ms. Wald: Yes.

Mr. Winkeljohn: The people that own the land sign a proxy and give it to you.

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Ms. Wald: We flew by that, so I just wanted to bring it back up. I talked to Jeff about this and how the process works. If nobody shows up at the Landowner's Election, then nothing happens, and everybody stays in their seats.

Mr. Winkeljohn: The residents will receive the letter in the mail stating they have been selected to vote, they will be able to select the seats. We will need Jeff to talk to Steven about this in advance.

Mr. Stephano: But it says there are 60 owners?

Ms. Wald: Right, but it is John's family and his partners. Only the representatives of John's Family LP can cast the vote, not all 60. We have to set the Landowner's Election.

Mr. Winkeljohn: But we also have need bonds issued ASAP.

Ms. Wald: Correct and that is why this is made this way. We do have that date set.

Mr. Massell: We should have Jeff talk to Steven in advance. I believe they all should be brought into the loop and explain what he is filling out for the proxy forms.

Ms. Wald: Right, we will have those, and they will be fair and provided.

Mr. Massell: Do you have an example of those? Not necessarily right this moment, but I would like to see one in advance.

Mr. Winkeljohn: I can get you one in 10 minutes.

Mr. Massell: In the event Jeff talks to Steven and it becomes a bigger issue, then we can postpone the property owners meeting, correct?

Ms. Wald: I would recommend that we push it as far out as we can. I believe I was wrong. Most everything is 60 days; however, this is the one case where it is 90 days. Within 90 days of establishing a district a Landowner's Election should be held. Therefore, it will be 60 days from April 17th.

Mr. King: Does this slow down the issuance of bonds?

Ms. Wald: No.

Mr. Massell: He would still own the property. I think I would rather test the waters sooner than later, right?

Ms. Wald: We usually do it every 60 days because we have our meetings between then.

Mr. Stephano: It is often hard for Jeff to get in contact with Steven.

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Ms. Wald: We don't have to have the Landowner's Election meeting at the same time as the Board meeting. We usually do for convenience, but it is not required. It also does not matter where the Landowner's Election is held at. We could push that to whatever the 90 days is. That would be somewhere around July 9th.

Mr. Massell: I don't think we need to have a special time for it or push it back. My opinion would be is that we talk to Jeff first, and then form our opinion.

Mr. Winkeljohn: Do we need to have a day to reconvene and set a different date, if Jeff says so.

Ms. Wald: While we are still here, we can go ahead and table the date for the Landowner's Election. When we come back for the next meeting, you can set it at that time.

Mr. Massell: So in 30 days when we meet, you can send the notice then and it can still be set for Jun 20th.

Mr. Winkeljohn: You can tell me if you want to change it out of a meeting and in a meeting, you can ratify those actions.

Ms. Wald: We can leave the date as it is now, and when you come back for the meeting you can change it then.

Mr. Massell: Let's do that, leave it as is.

Ms. Wald: I already made a note to talk to Jeff.

Mr. Stephano: Can we play out this scenario a little bit? Let's say we send this out and the John's family says, "We are going to put ourselves in this," and they take over the Board. It seems to me they can run everything.

Ms. Wald: Correct.

Mr. Massell: When we close on the property in presumably August or September, then what happens to their role as Landowner's elected of the Board?

Ms. Wald: Whoever has been elected sits in that seat for their elected amount of time.

Ms. Edwards: When does another election occur?

Me. Wald: Every two years.

Mr. Massell: Is this a big reason why you typically don't have CDDs before you buy the property?

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Ms. Wald: Yes, we are close there too. Do you want to wait?

Mr. Massell: Let's talk to Jeff and wait until the next week. There is a pinhole here, they do not want to actually be on the Board.

Mr. Stephano: I see what you are saying they do not want to be on the Board, but there is a chance.

Ms. Wald: Keep in mind, everyone who sits on this seat has sworn an oath to do what is best for the CDD and will have to be a public figure to the government. A lot of people do not want their information disclosed by the state.

Mr. Massell: We talked about this at some level with Jeff. We need to revisit it.

Ms. Wald: We will revisit this in the May meeting and Paul will hold off on sending the notices.

Mr. Stephano: Who is in charge of sending out the meeting invites?

Mr. Winkeljohn: I do.

Ms. Wald: The only thing now, my role changes from what it was before with creating the CDD. Paul will be your point of contact.

2) Manager

3) Interim Engineer

B. Audience Comments

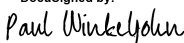
C. Supervisors Requests

There being no comments, the next item followed.

SEVENTH 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 Mr. Massell seconded by Mr. Ring with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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