

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 Thursday, April 16, 2026 at 10:02 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Landon Massell
Rick Stephano
Lindsay Foster
Lilibeth Hauck
Marc Szasz

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andrew Gill
Juliana Duque
Julie Johnston
Ginger Wald

District Manager, GMS
GMS
13th Floor
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order at 10:02 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Approval of Minutes of the March 19, 2026 Meeting

Mr. Gill: The next item is the minutes from the March 19, 2026 meeting. Those are included in the agenda packet for your review. Are there any other comments, corrections, or changes?

On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, the Minutes of the March 19, 2026 Meeting, were approved.
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April 16, 2026

Mainstreet at Coconut Creek CDD

THIRD ORDER OF BUSINESS

Consideration of Ancillary Documents – Series 2026 Bonds (Assessment Area 1)

Mr. Gill: Item three is the main reason for the meeting. These are a number of ancillary documents related to the Series 2026 bonds. I'll have District counsel walk us through those. At the end of that, I'll have a motion to approve all of them together in substantial final form, subject to final review by District counsel.

Ms. Wald: You've seen these kinds of documents before; they're the same basic formats for each one of the bond issuances for CDDs. The difference is every single project is different. This is for the Phase 1 area project that we've already discussed multiple times. We've already accepted the project. We've already approved the Engineer's Report and an Assessment Methodology Report. These are part of the agreements and the forms that have to go along with bond issuance itself.

A. Assignment and Acquisition Agreement

Ms. Wald: The first one is the assignment and acquisition agreement for Assessment Area 1 project. This is for both developers. I know all of you here, other than one, is sitting with your CDD hats on, but it's Lennar Homes and GSRE partners for the assignment and acquisition agreement. This is for the District to be able to acquire the improvements, whether they're completed, whether they're in a state that they're almost completed, and to be able to go ahead and complete them themselves. We have the split between the two developers and you'll see a lot of blanks. The blanks are because we do not have the final numbers. Those final numbers are provided when we have that pricing completed and then they will be entered. You do have some numbers that are in here that are complete. That is from the Engineer's Report and that is the maximum estimate of the project cost. It has the requirements for the developers as the District is acquiring those completed improvements. That is the same that we have in every single one of these documents, the warranties over that period of time, the construction terms, etc. We did see some errors that we talked about beforehand in regards to scrivener's errors. We will go ahead and correct those that we had previously discussed prior to the meeting with the people that found them. Exhibit B provides that assessment area project. So, this is what came directly from the Engineer's Report. It's the stormwater management drainage

April 16, 2026

Mainstreet at Coconut Creek CDD

facility system, water distribution, sanitary sewer, roadway, public rights-of-way, all those open space improvements for this Phase 1, and then any other improvements that are related thereto, which would be from a bill of sale. You have Exhibit C, which is the contract rights. Any of the contracts, and I believe Marc and I talked about this in the last meeting, that have already been entered into by the developer can be assigned to the District or partially assigned to the District as long as it's for what I just read off, that Phase 1 infrastructure project. This is the basic format. This can be revised, but it is the basic format that we'll be looking at, and then we will have those third-party consents. That will be done after the bond issuance. It's good to have these in advance, provide them to those contractors so they can start reviewing and we can work on them, so as soon as we get final funding from the bonds, then we can move forward with entering into them, and then the District will have that responsibility.

Mr. Massell: We would say that we would be the development manager?

Ms. Wald: Correct. I call it all developers, but when you look at here, you will see the actual definitions therein. Instead of me calling that every single time, the definitions are included in the agreement, and they work through each one of the languages.

B. Completion Agreement

Ms. Wald: The next one is the completion agreement. The completion agreement is to make sure that the bond funds have been depleted. Then the developer still, or developer manager, still has that obligation to complete that portion of the project as to the responsibility thereof. Again, there's some typos that we found. We will go ahead and make those changes.

C. Collateral Assignment and Assumption Agreement

Ms. Wald: The next one is the collateral assignment and assumption of development rights relating to area one blocks 2, 3, and 4 under this Phase 1 project. This is making sure that for the CDD to go ahead and complete that portion of the project, that it has the responsibility, therefore, under the bond issuance, that the CDD has those development rights to do so. That's why it's going to be the developer that has those rights to be able to provide it to the CDD for the completion of those portions. Again, if there's

April 16, 2026

Mainstreet at Coconut Creek CDD

some type of fault or something happens where the CDD must take that over, then it has that right to do so.

D. Declaration of Consent to Jurisdiction

Ms. Wald: The declaration of consent, the CDD does not execute that, but it is an ancillary document. The developer, GSRE Partners is stating that they are consenting to this jurisdiction, they are consenting to the rights that the CDD has proceeded forward with the levy of these assessments and is issuing bonds.

E. Lien of Record

Ms. Wald: The lien of record, the Board doesn't execute this but this will be recorded in the public records in Broward County showing that those assessments are in place because the bonds have been issued. So for anyone that buys in that will come up on any title search.

F. True-Up Agreement

Ms. Wald: The next agreement is the true-up agreement for the Assessment Area 1 project. This is a requirement as to what's supposed to be built and that has been provided to the bondholders and also is in the Special Assessment Methodology that has been completed and has been accepted. If something changes, like you're supposed to build 100 homes but you can't build one of the homes you can only build 99. The true up says, you're supposed to have 100. That's what you're supposed to be collecting. You've got to pay for that last home. That's the requirement under the true-up agreement. The reason for it is to make sure that the District is whole and has the money that it needs to continue to make those payments to the bondholders. That's a very simple example of the true of agreement. It's also in the Assessment Methodology Report, you'll see that requirement and explanation as well. This is just putting it in the final form of an agreement so the developer executes it with the CDD.

Mr. Stephano: I had one question on that. It seems to me like the residential home component isn't an easy one.

Ms. Wald: I just gave an example, I'm not saying it's for this.

April 16, 2026

Mainstreet at Coconut Creek CDD

Mr. Stephano: I think that I understand that part that seems pretty easy like if you were thinking 100 and you divide it by 100 and there aren't 100 you have to divide by 99. It seems to me though that if there's 404 apartments, if we have four or three, it doesn't matter.

Ms. Wald: We consider that commercial. We do not consider that residential. The way that it's written up and it's in the Assessment Methodology Report is that way. Remember, once everything is platted, things don't change unless you're doing a replat. That's why you have that true-up.

Mr. Stephano: Same thing would be true for the commercial. It says in there 77,500 square feet and they build 77,400 square feet, it doesn't matter.

Ms. Wald: It can matter. That's different because when you look at the Assessment Methodology Report, it's based on square footage. If you're going to change that square footage, then there will be a true agreement that will have to be made. Commercial is by the square footage. You've got to go back to the Assessment Methodology Report, that has to be made up because allocations are all done pursuant to those ERUs that come from the Assessment Methodology.

Mr. Stephano: Thank you for that explanation.

G. Assignment and Assumption of Agreement Form (Contract Rights)

Ms. Wald: Mike went ahead and provided the form of what I talked about before as to the partial assignment and assumption of the construction contracts. He added that there too, so you can see what that format is. It's the same one that we've used before. It's the same one that we did at the deal that we just completed. It has that third party consent format. Of course it has to be changed to the actual contract itself. It also has, in case surety needs to be done, if the amount of the projects is in excess of the statutory amount. There are different numbers for each one, the basis is 300,000, but some are 75,000. We have to have a performance bond. When I say we, I mean the CDD and so we have to make sure that's in place. If it's not in place, it has to be done. If it's already in place, then we have the consent limit. That's all I have for these ancillary documents. As was stated by Andrew, the request is to approve these in substantial final form due to the changes that we have already discussed, and some of that are coming later, because I

April 16, 2026**Mainstreet at Coconut Creek CDD**

know that my law partner, Mike, who has prepared these forms, had a discussion yesterday with counsel for the developer of GSRE, and with some of the tweaking and some of the changes need to be made those documents will changes slightly. Those blanks will be completed with pricing as I stated, and also as part of the delegation resolution that we previously had, gives to the Chair the ability to execute these documents. Of course, they will be sent to everybody as we always do on the distribution list when they are completed. At any time, anybody can contact me or contact Mike, and we will be able to provide answers as to any questions you may have. If there are no questions, we would request that you go ahead and approve in substantial final form.

On MOTION by Mr. Stephano, seconded by Ms. Foster, with all in favor, Ancillary Documents – Series 2026 Bonds (Assessment Area One) Items 3A-3G, were approved in substantial final form.

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

Ms. Wald: I have nothing to add.

B. Engineer

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

C. Manager

Mr. Gill: I don't have anything for the Board.

FIFTH ORDER OF BUSINESS**Financial Reports****A. Acceptance of Funding Request #9**

Mr. Gill: You have item 5A which is acceptance of the funding request.

B. Acceptance of Unaudited Financials

Mr. Gill: You have the unaudited financials in your agenda package for Board review.

April 16, 2026

Mainstreet at Coconut Creek CDD

On MOTION by Ms. Foster, seconded by Mr. Szasz, with all in favor, Accepting Funding Request #9 and Accepting the Unaudited Financials, was approved.

SIXTH 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. Hearing no comments, we will move on to the next item.

SEVENTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Andrew Gill

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Secretary / Assistant Secretary

DocuSigned by:

David Massell

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Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: E373B1AC-3565-88F8-837C-E423E2890FC3

Status: Completed

Subject: Mainstreet: Complete with Docusign: Mainstreet CDD - Developer Funding Agreement (2027)

Source Envelope:

Document Pages: 17

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

6/4/2026 9:41:38 AM

eacosta@gmssf.com

Signer Events

Andrew Gill

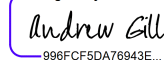
agill@gmssf.com

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Not Offered via Docusign

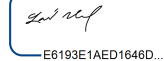
london massell

lmassell@13fi.com

Chair

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Intermediary Delivery Events

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Security Checked

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Completed	Security Checked	6/9/2026 7:16:53 AM
Payment Events	Status	Timestamps