

**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, November 7, 2025 at 1:00 p.m. at 699 N Federal Hwy, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Landon Massell	Chairman
Rick Stephano	Vice Chairman
Lindsay Foster	Assistant Secretary
Cory Ring ( <i>Resigned</i> )	Assistant Secretary
Lilibeth Hauck	Appointed as Assistant Secretary

Also present were:

Andrew Gill	District Manager
Ginger Wald	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Gill called the meeting to order at 1:03 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Resolution #2026-02 Electing Officers**

Mr. Gill: I have a resignation here from Supervisor Ring for the Board to accept.

On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, Accepting the Resignation of Cory Ring, was approved.

Mr. Gill: Now that we have a vacancy for seat #5, is there anyone that the Board would like to appoint?

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Mr. Stephano: I would like to appoint Lilibeth Hauck to seat #5.

On MOTION by Mr. Stephano, seconded by Ms. Foster, with all in favor, Appointing Lilibeth Hauck to Seat #5, was approved.

*Mr. Gill administered the oath of office to Ms. Hauck at this time.*

Mr. Gill: Currently Mr. Massell serves as the Chairman, Mr. Stephano serves as the Vice Chairman, and Ms. Mogul and Ms. Foster serve as Assistant Secretaries. Patti Powers serves as your Treasurer, Sharyn Henning as Assistant Treasurer, and Paul Winkeljohn serves as Secretary, and I serve as an Assistant Secretary as well. Anytime a new member joins the Board the Board can redo the slate of officers or you can appoint Ms. Hauck as an Assistant Secretary.

Ms. Foster: I am fine with keeping the same slate of officers.

On MOTION by Mr. Stephano, seconded by Ms. Foster, with all in favor, Resolution #2026-02 Electing Offices as stated above, was approved.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 20, 2025 and October 17, 2025 Meetings**

Mr. Gill: The next item is the minutes from the June 20, 2025 meeting and the October 17, 2025 meeting. Those minutes have all been circulated on the tablets. The reason we are bringing back the June 20, 2025 meeting minutes is because some clarity was needed on the Supervisors that were present. Are there any comments, corrections, or changes?

On MOTION by Mr. Stephano, seconded by Mr. Massell, with all in favor, the Minutes of the June 20, 2025 Meeting, were approved.

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On MOTION by Mr. Massell, seconded by Mr. Stephano, with all in favor, the Minutes of the October 17, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Appointment of Audit Selection Committee**

**A. Audit Selection Committee Meeting**

Mr. Gill: Before we open the audit selection committee meeting, the Board needs to select who they would like to serve as the audit selection committee. Generally Boards will select all of the members if that's okay with everyone.

On MOTION by Ms. Foster, seconded by Mr. Massell, with all in favor, Selecting the Board of Supervisors as the Audit Committee, was approved.

**B. Opening the Audit Selection Committee Meeting**

Mr. Gill: Is there a motion to open the audit selection committee meeting at this time?

On MOTION by Ms. Foster, seconded by Ms. Hauck, with all in favor, Opening the Audit Selection Committee Meeting, was approved.

**C. Roll Call**

Mr. Gill: Present for the audit selection committee meeting is Landon Massell, Richard Stephano, Lindsay Foster, and Lilibeth Hauck.

**D. Selection of Criteria for Evaluation**

**E. Authorizing of RFP**

Mr. Gill: My office, GMS, usually provides a template for criteria. We typically rank the auditors out of 100 points. We broke down into five buckets: ability of personnel, proposer's experience, understanding of scope of work, ability to furnish required service, price. Each of those categories are worth the same amount. We will send the RFP out and the Board will have another audit committee meeting to rank each of the respondents.

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On MOTION by Mr. Massell, seconded by Ms. Hauck, with all in favor, the Selection Criteria Template for Evaluation and Authorizing the RFP, was approved.

**F. Adjournment**

Mr. Gill: If there is no other discussion, is there a motion to adjourn the audit selection committee meeting?

On MOTION by Ms. Foster, seconded by Ms. Hauck with all in favor, the Audit Selection Committee Meeting, was adjourned.

**FIFTH ORDER OF BUSINESS**

**Interlocal Agreement between District and Broward County Tax Collector**

Mr. Gill: You have the Interlocal Agreement for the collection of assessments. This is between the District and Broward County Tax Collector. This is required for all of our Districts. We will not be collecting taxes yet, but we like to have this on file for when we are ready. We are ratifying this, it is dated October 30, 2025.

On MOTION by Ms. Foster, seconded by Mr. Stephano, with all in favor, the Interlocal Agreement between District and Broward County Tax Collector, was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Wald: If you haven't done it already, don't forget to do your four hours of ethics training. You have until December 31<sup>st</sup>. That will be recorded in your Form 1 that is due on July 1<sup>st</sup>.

**B. Engineer**

Mr. Gill: The engineer isn't present, but if you have any questions for him, we can get you answers. We will make sure he is here for the next meeting.

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**C. Manager – Discussion of Updated Meeting Dates and Time**

Mr. Gill: I did put on the agenda discussion of updated meeting dates and times. We have a new Board member who is coming from Miami.

Ms. Hauck: It is very far.

Mr. Gill: Right now we are meeting at 1:00 p.m., there may be some flexibility. The Board can have open discussion to figure out if Fridays still work and if the time needs to be changed.

Ms. Hauck: Earlier would be better for me, closer to 10:00 a.m.

Mr. Massell: We have a standing meeting at that time. We could move that meeting though.

Mr. Gill: We will table this for now until we talk with Mark to see what times work.

**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.

**EIGHTH 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*  
998FCF5DA76943E...  
Secretary / Assistant Secretary

DocuSigned by:  
*Stephano*  
E6193E1AED1646D...  
Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 48471DEB-FEC9-441E-9383-38488B3F429C

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Signatures: 4

Envelope Originator:

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Initials: 0

Ellen Acosta

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1001 Bradford Way

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## Record Tracking

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12/23/2025 9:19:56 AM

eacosta@gmssf.com

## Signer Events

Andrew Gill

agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication (None)

## Signature

Signed by:

996FCF5DA76943E...

Signature Adoption: Pre-selected Style

Using IP Address:

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Signed using mobile

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Resent: 1/21/2026 9:02:02 AM

Resent: 1/26/2026 8:25:09 AM

Viewed: 1/26/2026 9:23:16 AM

Signed: 1/26/2026 9:23:25 AM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

landon massell

lmassel@13fi.com

Chair

Security Level: Email, Account Authentication (None)

DocuSigned by:

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Signature Adoption: Drawn on Device

Using IP Address:

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Viewed: 12/23/2025 10:50:11 AM

Signed: 12/23/2025 10:50:18 AM

## Electronic Record and Signature Disclosure:

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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

12/23/2025 9:21:49 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Certified Delivered	Security Checked	12/23/2025 10:50:11 AM
Signing Complete	Security Checked	12/23/2025 10:50:18 AM
Completed	Security Checked	1/26/2026 9:23:25 AM

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