

MINUTES OF MEETING COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Coconut Cay Community Development District was held on Wednesday, March 18, 2026, at 3:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

April Williams
Clarence Strong
Marvin Cordero
Linda Holloway

Chairman
Vice Chairman
Assistant Secretary (by phone)
Assistant Secretary

Also present were:

Paul Winkeljohn
Jesus Lorenzo
Michelle Rigioni

District Manager
Governmental Management Services (by phone)
District Counsel (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments *(Related to Right to Speak Statute Changes – Public Comment Limited to 3 Minutes)*

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 21, 2025 Meeting

Mr. Winkeljohn presented the minutes from the May 21, 2025 meeting, asked for any comments or changes, and upon hearing none, asked for a motion to approve them.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, the Minutes of the May 21, 2025 Meeting were approved as presented.

March 18, 2026**Coconut Cay CDD****FOURTH ORDER OF BUSINESS****Consideration of:****A. Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing**

Mr. Winkeljohn presented resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget stating there were no changes from the prior year's assessments and so he was not proposing any increase, they would just be putting a cap on the maximum amount of the assessments that would be adopted at a later meeting. Mr. Winkeljohn then stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting and normally this particular Board waits until the August meeting to adopt their budget. He then asked if anyone had any conflicts with the August meeting date of August 19th for the adoption. The Board stated they had no conflicts and upon hearing none, Mr. Winkeljohn asked for a motion to adopt the resolution setting the public hearing on August 19, 2026 at the same time and location.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 19, 2026 at 3:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida was approved.

B. Resolution #2026-02 Intent to Operate and Maintain Certain Portions of the Surface Water Management System

Mr. Winkeljohn presented resolution #2026-02 intent to operate and maintain certain portions of the surface water management system and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to approve the resolution in substantial final form with exhibits to be added.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, Resolution #2026-02 intent to operate and maintain certain portions of the surface water management system in substantial final form with exhibits to be added was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Audit for Fiscal Year Ending in September 30, 2025**

Mr. Winkeljohn presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit stating there were no findings or

March 18, 2026**Coconut Cay CDD**

recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit into the District's records.

On MOTION by Ms. Williams seconded by Ms. Holloway with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS**Discussion of:****A. Procedures for the General Election**

Mr. Winkeljohn presented the procedures for the general election stating there were two seats coming up for election in November, seat #1, Clarence Strong and seat #3, April Williams. He also stated the qualifying period which was included in the agenda would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could call the Supervisor of Elections or also do it online.

B. Discussion of Digitization of Existing Stormwater Infrastructure Data into ArcGIS

Mr. Winkeljohn then moved to the discussion of the digitization of existing stormwater infrastructure data in the ArcGIS system stating this item should have been presented under the engineer's staff report but, he would give a brief explanation of this item. He stated the District engineer together with Dade-County have been working on a program which was very common throughout the State of Florida and nationally as well of digitizing all the District's areas of responsibility in terms of a District. Mr. Winkeljohn made a few additional comments relating to this item and then asked for any questions or comments. Upon hearing none, he asked for a motion to approve digitization of the existing stormwater infrastructure data to be placed within the ArcGIS System.

Ms. Rigioni also made a comment for the record stating on the work authorization if the District engineer could amend the continuing engineer agreement to include the reference ArcGIS system.

March 18, 2026

Coconut Cay CDD

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, accepting the digitization of existing stormwater infrastructure data into the ArcGIS System and also authorizing to amend the continuing Engineers Agreement to include the work authorization for the ArcGIS system was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Winkeljohn presented the ratification of engagement letter with Berger, Toombs, Elam, Gaines and & Frank to perform the audit for fiscal year ending September 30, 2026 and gave a brief explanation relating to this item. He then asked for any questions or comments and upon hearing none, asked for a motion to ratify the engagement letter.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, ratifying the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for Fiscal Year ending in September 30, 2026 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigioni stated she had nothing to report.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Winkeljohn gave a brief engineering update and presented the District Engineer's Report for fiscal year 2025-2026, indicating this was included in the agenda and was a requirement of the District's bond indenture. He then asked if there were any questions or comments and upon hearing none, he asked for a motion to accept the District Engineer's report for fiscal year 2025-2026.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, accepting the District Engineer's Report for Fiscal Year 2025-2026 was approved.

March 18, 2026

Coconut Cay CDD

C. Field – Monthly Report

Mr. Winkeljohn stated the monthly field report would be discussed under the manager's report but, a monthly field report was also provided in the agenda.

D. Manager

1) Update on Pump System

2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Winkeljohn stated he had discussed the pump system update with Mr. Strong prior to the meeting, and was also speaking to Mr. Cordero on a regular basis about this matter as well but, he would give a brief summary for the rest of the Board at this time. He then made a few additional comments relating to this item and then asked for any questions or comments. There were no questions from the Board at this time.

Mr. Winkeljohn then presented the final approval of the FY2024-FY2025 report performance measures and standards which was included in the agenda and gave a brief explanation of the report stating the District had met all of their objectives for the year. Mr. Winkeljohn then asked for any questions or comments and upon hearing none, he asked for a motion to accept the report.

On MOTION by Ms. Williams seconded by Mr. Strong with all in favor, accepting the final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Winkeljohn presented the financial reports, gave a brief update stating he had nothing of significance to report or bring to the attention of the Board. He then asked for any comments or questions. Upon not hearing any, asked for a motion to approve the check run summary, and the unaudited financials.

On MOTION by Ms. Williams seconded by Ms. Holloway with all in favor, the Check Run Summary and the Unaudited Financials were approved.

March 18, 2026

Coconut Cay CDD

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn asked if there was any other business to discuss, and upon hearing nothing further, asked for a motion to adjourn the meeting.

On MOTION by Ms. Williams seconded by Ms. Holloway with all in favor the meeting was adjourned.

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Paul Winkeljohn

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Secretary / Assistant Secretary

Signed by:

Jim 20 4-

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Chairman / Vice Chairman

Certificate Of Completion

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April Thompson Williams

cchoaboardsecretary@gmail.com

Chair

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Paul Winkeljoh

pwinkeljohn@gmssf.com

Executive Director

Security Level: Email, Account Authentication (None)

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Certified Delivery Events

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Completed	Security Checked	9/4/2026 11:17:33 AM
Payment Events	Status	Timestamps