

**MINUTES OF MEETING
MERRICK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Merrick Square Community Development District held a Public Hearing and Regular Meeting on September 15, 2025 at 2:30 p.m., at the offices of D.R. Horton, 6123 Lyons Road, Coconut Creek, Florida 33073.

Present:

Rebecca Cortes	Chair
Darlene dePaula	Vice Chair
Maria Bolivar	Assistant Secretary
Debbie Leonard	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Angel Camacho (via telephone)	District Engineer
Heath Rivers	DR Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 2:35 p.m.
Supervisors dePaula, Bolivar, Cortes and Leonard were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 1; Term Expires November
2026**

Ms. Leonard nominated Heath Rivers to fill Seat 1.
No other nominations were made.

On MOTION by Ms. Cortez and seconded by Ms. Bolivar, with all in favor, the appointment of Heath Rivers to fill Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will also be provided in a separate package)**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Heath Rivers. Mr. Rivers is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-09.

Ms. Leonard nominated the following:

Rebecca Cortes	Chair
Darlene dePaula	Vice Chair
Maria Bolivar	Assistant Secretary
Debbie Leonard	Assistant Secretary
Heath Rivers	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Ms. Bolivar and seconded by Ms. Cortes, with all in favor, Resolution 2025-09, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-10. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

“Field Operations” is not budgeted for Fiscal Year 2026, as the CDD is entering into an agreement with the HOA to perform those services and to budget and collect to fund those expenses.

On MOTION by Ms. Leonard and seconded by Mr. Rivers, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Making A Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the

Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-11.

On MOTION by Mr. Rivers and seconded by Ms. Leonard, with all in favor, Resolution 2025-11, Making A Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS

Discussion/Consideration of CDD/HOA Maintenance Services Agreement

Ms. Thomas presented the CDD/HOA Maintenance Services Agreement she mentioned during the Fifth Order of Business.

On MOTION by Ms. Cortes and seconded by Mr. Rivers, with all in favor, the CDD/HOA Maintenance Services Agreement and authorizing the Chair to execute, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

On MOTION by Ms. Leonard and seconded by Mr. Rivers, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 15, 2025 Regular Meeting Minutes

On MOTION by Ms. Leonard and seconded by Ms. dePaula, with all in favor, the April 15, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

- **2025 Legislative Update**

Ms. Wald presented the 2025 Legislative Update.

B. District Engineer: Alvarez Engineers, Inc.

- **Memorandum RE Shapefiles**

Ms. Thomas stated that Broward County requires shapefiles, which provide geospatial vector data for geographic information systems (GIS). The Supervisor of Elections is compiling the most recent electronic shapefiles and requested the CDDs shapefiles. The CDDs shapefiles are saved on the website and are available.

Mr. Camacho stated that the CDD’s shapefiles were submitted and accepted.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: October 21, 2025 at 2:30 AM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

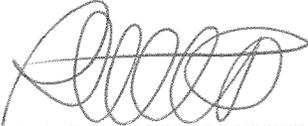
Adjournment

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the meeting adjourned at 2:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair