

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

The Board of Supervisors of the Merrick Square Community Development District held a Regular Meeting on February 17, 2026 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
Juan Alvarez (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 2:30 p.m. Supervisors dePaula, Bolivar, Cortes and Leonard were present. Supervisor Rivers was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Discussion/Consideration of Assignment of Maintenance and Indemnification Agreement

Ms. Thomas distributed the Assignment of Maintenance and Indemnification Agreement. Ms. Wald recalled that, last year, the CDD took the assignment from the Developer and the action today is the CDD assigning it over to the HOA.

On MOTION by Ms. Cortez and seconded by Ms. dePaula, with all in favor, the assignment of the Maintenance and Indemnification Agreement, in substantially final form, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 2 & 5]

Ms. Thomas presented Resolution 2026-01. Seats 1, 2 and 5, currently held by Mr. Rivers, Ms. Bolivar and Ms. dePaula, will be up for election at the Landowners’ Election.

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, Resolution 2026-01, Designating a Date, Time and Location of November 3, 2026 at 9:00 a.m., at the offices of D.R. Horton, 6123 Lyons Road, Coconut Creek, Florida 33073, for the Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Thomas stated that the 2025 Goals and Objectives Reporting was completed. She noted that the incorrect documents were inadvertently placed in the agenda package but the District Engineer provided her with the correct Report.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

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

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

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

SEVENTH ORDER OF BUSINESS

Approval of September 15, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the September 15, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Ms. Wald discussed the current legislative session and bills that might affect CDDs, including a bill related to enabling General Election elected Board Members to be recalled and increasing the sovereign immunity limit.

B. District Engineer: Alvarez Engineers, Inc.

Mr. Alvarez stated he is communicating with the Developer as the CDD is in the process of conveying the water and sewer systems from the CDD to the City, which will occur soon.

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

- **NEXT MEETING DATE: March 17, 2026 at 2:30 PM**
 - **QUORUM CHECK**

The March 17, 2026 meeting will be cancelled. The next meeting will be on April 21, 2026.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment


On MOTION by Ms. Cortes and seconded by Ms. Bolivar, with all in favor, the meeting adjourned at 2:45 p.m.

MERRICK SQUARE CDD

February 17, 2026



Secretary/Assistant Secretary



Chair/Vice Chair