

**MINUTES OF MEETING
MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Mayfair Community Development District was held on Thursday, June 25, 2026, at 10:00 a.m. at 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida.

Present and constituting a quorum were:

Jared Shaver
Bojana Brown
Haley Mall

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Rich Hans
Ginger Wald
Jake Wise

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the May 7, 2026 Meeting

Ms. Hinz Philippi presented the minutes from the May 7, 2026 meeting, and asked for any comments or corrections. Upon hearing none, she asked for a motion to approve the minutes.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, the Minutes of the May 7, 2026 Meeting were approved.
--

June 25, 2026

Mayfair CDD

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Special Assessments

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 3, public hearing to consider the imposition of Special Assessments and asked for a motion to open the public hearing.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Acceptance of Engineers Report

Ms. Hinz Philippi stated for the record there was no general public in attendance for any public comment or discussion. She then moved to item C, acceptance of Engineers report which was included in the agenda on page 9 and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the engineers report.

On MOTION by Ms. Mall seconded by Ms. Brown with all in favor, accepting the Engineers Report was approved.

D. Acceptance of Master Assessment Methodology

Ms. Hinz Philippi presented item D, acceptance of master assessment methodology which was included in the agenda on page 56 and asked for any questions or comments.

Mr. Hans stated for the record this was the same report with no changes, that was approved at the last meeting when the public hearing was set. He also stated there were no changes to Engineers report that was just approved by the Board, and if there were no questions or comments a motion to approve would be in order.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, accepting the Master Assessment Methodology was approved.

E. Approving the Project and Declaring Special Assessments will Fund the Project

F. Equalization of Assessments

Ms. Hinz Philippi presented item E, approving the project and declaring Special Assessments and also the equalization of assessments and asked Ms. Wald to give a brief explanation of these items.

June 25, 2026

Mayfair CDD

Ms. Wald stated this item was a redo of what was supposed to be done a couple of months ago. She also stated nobody came to the last meeting, nobody gave any input in regards to the Special Assessments that were provided, and at the last meeting Mr. Hans gave a detailed overview of the master assessment methodology report as to the assessments, and this item was just declaring those assessments and equalizing them.

She also made a few additional comments relating to the project, special assessments and equalization of assessments stating the bond validation hearing was already scheduled for August 20th at 10:15 a.m. She then asked for any questions or comments.

Ms. Hinz Philippi stated there were no questions at this item from the Board and then asked for a motion to approve.

On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, approving the Project and Declaring Special Assessments will fund the project was approved.

G. Adoption of Resolution #2026-12 Authorizing Projects, Levying Special Assessments, and Confirming Intention to Issue Bonds

Ms. Hinz Philippi presented resolution #2026-12 authorizing projects, levying Special Assessments and confirming intention to issue bonds stating this item was included in the agenda and asked Ms. Wald to give a brief explanation of this item.

Ms. Wald then read the title of the resolution into the record and made a few additional comments relating to the resolution. She then asked for any questions or comments and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, Resolution #2026-12 authorizing projects, levying Special Assessments, and confirming intention to issue bonds was approved.

H. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

On MOTION by Ms. Mall seconded by Ms. Brown with all in favor, closing the Public Hearing was approved.

June 25, 2026

Mayfair CDD

FOURTH ORDER OF BUSINESS

**Ratification of First Amended
Notice of Establishment**

Ms. Hinz Philippi presented the ratification First Amended Notice of Establishment stating this item was included in the agenda.

Ms. Wald gave a brief explanation relating to this item stating they had the hearings in front of the City of Melbourne, and the city approved the contraction and when that occurred they had to amend the boundaries of the District. She also stated this item had already been recorded in the public records which was the First Amendment Notice of Establishment, so this was amending those boundaries which was included in the agenda as Exhibit B for those parcels.

Ms. Hinz Philippi then asked for a motion to ratify the first amended notice of establishment.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, ratifying the First Amended Notice of Establishment was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Wald gave a brief overview relating to the 2026 legislative update memorandum that was included in the agenda.

B. Engineer

There not being any, the next item followed.

C. Manager

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the check register and the unaudited financials and asked for any comments or questions. Upon not hearing any, he asked for a motion to accept the financial reports.

June 25, 2026

Mayfair CDD

On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, the Check Register and the Unaudited Financials were approved.

**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Ms. Hinz Philippi asked for any Supervisor's requests or audience comments at this time stating there was no audience in attendance for any comments.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi asked for a motion to adjourn the meeting.

On MOTION by Mr. Shaver seconded by Ms. Brown with all in favor, the Meeting was adjourned.

DocuSigned by:

Andressa Hinz Philippi

87D36659F55A4C5...
Secretary / Assistant Secretary

Signed by:

Gregory Jason Pettibon

76461AB4C74B4DC...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: F7309319-98B9-84B7-82F4-FF3548CD9AB0

Status: Completed

Subject: Mayfair: Complete with Docusign: 6-25-26 Minutes.pdf, Resolution 2026-13.docx, Resolution 2026-14.pd

Source Envelope:

Document Pages: 42

Signatures: 15

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

8/18/2026 10:03:42 AM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

Andressa Hinz Philippi

87D36659F55A4C5...

Timestamp

Sent: 8/18/2026 10:32:48 AM

Viewed: 8/19/2026 8:15:41 AM

Signed: 8/19/2026 8:16:03 AM

Signature Adoption: Pre-selected Style

Using IP Address:

2601:58b:c84:ed60:6db0:b6c3:64d7:2517

Electronic Record and Signature Disclosure:

Not Offered via Docusign

GREG MCPHERSON

greg.mcpherson@lennar.com

VP of Finance

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

Signed by:

GREG MCPHERSON

0B01B803CB8E423...

Sent: 8/19/2026 7:47:25 AM

Viewed: 8/19/2026 8:00:57 AM

Signed: 8/19/2026 8:02:01 AM

Signature Adoption: Pre-selected Style

Using IP Address: 134.204.28.10

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Gregory Jason Pettibon

Greg.Pettibon@lennar.com

VP of Land Development

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

Signed by:

Gregory Jason Pettibon

76461AB4C74B4DC...

Sent: 8/18/2026 10:32:48 AM

Viewed: 8/19/2026 8:22:36 AM

Signed: 8/19/2026 8:23:12 AM

Signature Adoption: Pre-selected Style

Using IP Address: 204.109.18.254

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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	8/18/2026 10:32:49 AM
Envelope Updated	Security Checked	8/19/2026 7:47:23 AM
Envelope Updated	Security Checked	8/19/2026 7:47:23 AM
Envelope Updated	Security Checked	8/19/2026 7:47:24 AM
Envelope Updated	Security Checked	8/19/2026 7:47:24 AM
Certified Delivered	Security Checked	8/19/2026 8:22:36 AM
Signing Complete	Security Checked	8/19/2026 8:23:12 AM
Completed	Security Checked	8/19/2026 8:23:12 AM

Payment Events	Status	Timestamps
----------------	--------	------------