

**MINUTES OF MEETING
NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northern Riverwalk Community Development District was held on Wednesday, December 3, 2025, at 11:00 a.m. at 691 N. US Highway 1, Tequesta, Florida 33469.

Present and constituting a quorum were:

Nicholas Mastroianni II	Chairman
Nicholas Mastroianni III	Vice Chairman
Anthony Mastroianni	Assistant Secretary
Rich Finley	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
William Capko	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Organizational Matters**

- 1) **Acceptance of Resignation – Seat #1**
 - A. **Acknowledge and Formally Accept the Resignation of Nicholas (Nick) Mastroianni II from Seat #1**
 - B. **Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office Seat #1 (Term ending 11/2027)**
 - C. **Oath of Office for Newly Appointed Supervisor**

- 2) **Acceptance of Resignation – Seat #2**
 - A. **Acknowledge and Formally Accept the Resignation of Nicholas (Nick) Mastroianni III from Seat #2**
 - B. **Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office Seat #2 (Term ending 11/2027)**
 - C. **Oath of Office for Newly Appointed Supervisor**

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3) Acceptance of Resignation – Seat #5

- A. Acknowledge and Formally Accept the Resignation of Anthony Mastroianni from Seat #5**
- B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office Seat #5 (Term ending 11/2029)**
- C. Oath of Office for Newly Appointed Supervisor**

4) Acceptance of Resignation – Seat #3

- A. Acknowledge and Formally Accept the Resignation of Rich I. Finley, III from Seat #3**
- B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office Seat #3 (Term ending 11/2029)**
- C. Oath of Office for Newly Appointed Supervisor**

Mr. Mossing: The next item is organizational matters and we're going to change the agenda and administer the oath of office to Nicholas Mastroianni who was elected at the last Board meeting but was not present to have the oath of office. So, if you would swear or affirm that you are resident of the State of Florida and a citizen of the United States of America, and being a Supervisor of the Northern Riverwalk Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Northern Riverwalk Community Development District, Palm Beach County, Florida.

Mr. Nicholas Mastroianni II: I do.

Mr. Mossing: Ok, great, and for the record I'm a notary public of the State of Florida and will notarize oath. The other items on the agenda, Mr. Chairman, we're not going to be acting on these resignations and appointments and oaths of office at this time, is that correct?

Mr. Nicholas Mastroianni II: Correct.

Mr. Mossing: Ok, so there's no need to continue those items at this time for future agendas.

Mr. Nicholas Mastroianni II: No.

Mr. Mossing: Ok, we'll have those removed.

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THIRD ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Mossing: The next item on the agenda is consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. That engagement letter was enclosed in your agenda package. At the last meeting the District's audit committee met, Grau & Associates was the only audit firm to propose and they've been your auditor for many years, they were selected and that engagement letter reflects the annual fee for fiscal year 2025. If the Board has any questions or comments, I can take those, if not, I'll ask for a motion to approve.

On MOTION by Mr. Nicholas Mastroianni II seconded by Mr. Anthony Mastroianni with all in favor, accepting the engagement letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 5, 2025 Meeting

Mr. Mossing: The next on the agenda is approval of the minutes of the November 5, 2025 meeting. Those minutes were enclosed in your agenda package. If the Board has any questions, comments, additions or deletions we can take those, otherwise, we'd ask for a motion to approve.

On MOTION by Mr. Nicholas Mastroianni III seconded by Mr. Finley with all in favor, the Minutes of the November 5, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Mossing: Next is staff reports, Mr. Counsel.

A. Attorney

Mr. Capko: Well, there's really nothing to report other than our office has been working with your staff, when we thought the entire parcel was going to be sold, we drafted the document from the CDD's perspective, that is now not the case.

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Mr. Nicholas Mastroianni II: But we said the approval of the expansion of the District.

Mr. Capko: Well, that was put on hold from what I was told because you were selling the whole development.

Mr. Nicholas Mastroianni II: You still have to expand the District.

Mr. Capko: We don't have to but, you certainly can.

Mr. Nicholas Mastroianni II: Is that what was in the document?

Mr. Capko: I asked at the last Board meeting, I said do you want to continue to work on that, or do you want me to put that on hold, and I was told to put it on hold.

Mr. Nicholas Mastroianni II: Who told you to put it on hold?

Mr. Finley: We were then like a week or two of them voting so there was no direction to move forward.

Mr. Nicholas Mastroianni II: What's the status of expansion now?

Mr. Capko: Well, it was drafted and we didn't send the final one to the town because we were told not to.

Mr. Nicholas Mastroianni: Send it.

Mr. Capko: Ok, alright, I'll make sure to do that, and if I need any updates, are you still working with Emily?

Mr. Nicholas Mastroianni III: Yes.

Mr. Capko: Ok, I'll check with her to make sure I've got the latest information. The town's comments previously were on things that didn't match up with what submittals you guys had, so we'll start right back on it today.

Mr. Mossing: Any additional items?

Mr. Capko: No.

B. Engineer

Mr. Mossing: Next item is engineer who is not present today.

C. Manager

Mr. Mossing: Next is District manager, we have no special report unless the Board has any questions or comments I can address those.

Mr. Nicholas Mastroianni III: No.

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SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Mossing: Next is financial reports, acceptance of the check register and that check register was enclosed in your agenda package. If the Board has any questions or comments I'd be happy to address those, if not, we'd ask for a motion to accept.

On MOTION by Mr. Finley seconded by Mr. Nicholas Mastroianni III with all in favor, the Check Register was approved.

Mr. Mossing: Next is the acceptance of the unaudited financial statements and those were enclosed in your agenda package. If the Board has any questions or comments I'd be happy to address those, if not, we'd ask for a motion to accept.

Mr. Mastroianni II: No questions from me.

Mr. Mossing: Is there a motion?

On MOTION by Mr. Nicholas Mastroianni II seconded by Mr. Finley with all in favor, the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Mossing: Supervisor's requests or audience comments?

Mr. Mastroianni II: None.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Mossing: Hearing none, we'll ask for a motion to adjourn.

On MOTION by Mr. Nicholas Mastroianni II seconded by Mr. Nicholas Mastroianni III with all in favor the meeting was adjourned.

DocuSigned by:
Paul Winkelyohn
7E743FF03E08419
Secretary / Assistant Secretary

Signed by:
Nicholas Mastroianni II
984BC8FAD9D64B8
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 31C3A695-9EDD-4EF2-A0D8-7097D3C5C5E7

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Source Envelope:

Document Pages: 6

Signatures: 4

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

3/5/2026 8:57:59 AM

eacosta@gmssf.com

Signer Events

Nicholas Mastroianni II

Nick@ACDofSouthFlorida.com

Security Level: Email, Account Authentication (None)

Signature

Signed by:

984BC8FAD9D64B8...

Signature Adoption: Pre-selected Style

Using IP Address: 65.217.152.122

Timestamp

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Resent: 3/9/2026 1:49:26 PM

Viewed: 3/10/2026 8:35:26 AM

Signed: 3/10/2026 8:35:40 AM

Electronic Record and Signature Disclosure:

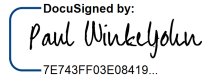
Not Offered via Docusign

Paul Winkeljohn

pwinkeljohn@gmssf.com

Executive Director

Security Level: Email, Account Authentication (None)

DocuSigned by:

7E743FF03E08419...

Signature Adoption: Pre-selected Style

Using IP Address: 104.1.207.186

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Resent: 3/19/2026 5:08:02 AM

Viewed: 3/19/2026 6:11:54 AM

Signed: 3/19/2026 6:11:59 AM

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

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Witness Events

Signature

Timestamp

Notary Events

Signature

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Envelope Summary Events

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Timestamps

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Certified Delivered

Security Checked

3/19/2026 6:11:54 AM

Signing Complete

Security Checked

3/19/2026 6:11:59 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	3/19/2026 6:11:59 AM

Payment Events	Status	Timestamps
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