

**MINUTES OF MEETING
LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Lakes at Cocoa Grove Community Development District was held on January 12, 2024 at 10:00 a.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901.

Present at the meeting:

Cindy Cerbone
Jamie Sanchez
Molly Maggiano
Jennifer Kilinski (via telephone)
Hassan Kamal
Ana Robayna
Brian Dominguez
Rafael Nuñez
Eduardo Robayna
Bob Gang (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kilinski | Van Wyk PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

Ms. Cerbone stated that she met with Mr. Eduardo Robayna prior to the meeting to review the agenda, the ballot and the nomination and ballot casting processes for the individuals Mr. Robayna will nominate for each Seat and the number of votes cast for each Seat. The two Seats with the highest number of votes will serve four-year terms and the remaining three Seats will serve two-year terms. Ms. Cerbone stated that she will read the nominations and the ballot completed by and signed by Mr. Robayna.

A. Nominations

Ms. Cerbone read from the ballot signed by Mr. Eduardo Robayna, as an Officer of the Property Owner, Mountain Cove Homes at Lakes at Cocoa Grove, LLC.

Ms. Cerbone presented Mr. Robayna's nominations, as follows:

Seat 1	Ana Laura Robayna
Seat 2	Brian Dominguez
Seat 3	Rafael Nuñez
Seat 4	Omar Mesa
Seat 5	Alicia Quiñones

B. Casting of Ballots

- **Determine Number of Voting Units Represented**
- **Determine Number of Voting Units Assigned by Proxy**

Ms. Cerbone read the votes on Mr. Robayna's ballot, as follows:

Seat 1	Ana Laura Robayna	247 votes
Seat 2	Brian Dominguez	247 votes
Seat 3	Rafael Nuñez	245 votes
Seat 4	Omar Mesa	245 votes
Seat 5	Alicia Quiñones	245 votes

Ms. Cerbone stated there are 246.45 acres within the CDD boundaries. The number of acres is rounded up to the nearest whole number; therefore, Mr. Robayna is eligible to cast up to 247 votes per seat. Mr. Robayna's ballot cast 247 votes for Seats 1 and 2 and slightly fewer for Seats 3, 4 and 5, with the two highest receiving four-year terms and the three lowest receiving two-year terms.

C. Ballot Tabulation and Results

The ballot tabulation, results and terms lengths were as follows:

Seat 1	Ana Laura Robayna	247 votes	4-year term
Seat 2	Brian Dominguez	247 votes	4-year term
Seat 3	Rafael Nuñez	245 votes	2-year term
Seat 4	Omar Mesa	245 votes	2-year term
Seat 5	Alicia Quiñones	245 votes	2-year term

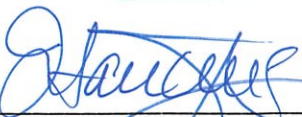
FIFTH ORDER OF BUSINESS**Landowners' Questions/Comments**

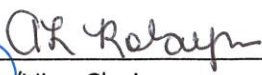
There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS**Adjournment**

The meeting adjourned at 10:05 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair