

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

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

Present at the meeting were:

Ana Laura Robayna
Brian Dominguez
Rafael Nuñez

Chair
Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Jamie Sanchez
Molly Maggiano
Jennifer Kilinski (via telephone)
Hassan Kamal
Eduardo Robayna
Bob Gang (via telephone)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:06 a.m.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Ana Robayna, Mr. Rafael Nuñez and Mr. Brian Dominguez, who were elected at the Landowners' Election meeting held just prior to this meeting.

Supervisors Robayna, Nuñez and Dominguez were present. Supervisors-Elect Quiñones and Mesa were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS**Administration of Oath of Office to Elected Board of Supervisors**

The Oaths of Office were administered during the First Order of Business.

Ms. Maggiano and Ms. Cerbone discussed ethics and Sunshine Laws, guidelines for communications and interactions among Board Members, forms, recordkeeping, public records requests and procedures for managing and responding to CDD emails.

Ms. Maggiano encouraged the Board Members to contact her office or the District Manager with any questions regarding forms, procedures or materials included in Supervisors' informational packets.

Ms. Maggiano and Ms. Cerbone discussed Form 1, which must be filed with the Commission on Ethics within 30 days of being sworn in; further information will be emailed.

Ms. Cerbone reviewed guidelines for avoiding conflicts of interest and noted that the completion of Form 8B, with which Board Members can disclose their employment and/or business affiliation with the Landowner, will be discussed further at the next meeting.

Ms. Kilinski stated her office will send written information. She encouraged the Board Members to contact the District Manager with any questions; the District Manager will engage with District Counsel as needed.

Ms. Cerbone stated that Staff will respond to questions during and/or after the meeting.

FOURTH ORDER OF BUSINESS**Consideration of 2024-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-01.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02, Canvassing and Certifying the Results of**

**the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Ms. Cerbone presented Resolution 2024-02. She recapped the results of the Landowners' Election, which will be inserted into Sections 1 and 2, 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

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-03. Ms. Robayna nominated the following:

Chair	Ana Laura Robayna
Vice Chair	Brian Dominguez
Secretary	Craig Wrathell
Assistant Secretary	Rafael Nuñez
Assistant Secretary	Omar Mesa
Assistant Secretary	Alicia Quiñones
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Jamie Sanchez
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

**Consideration of the Following
Organizational Items:**

- A. Resolution 2024-04, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date**
- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Cerbone presented Resolution 2024-04 and the Fee Schedule and Management Agreement. The Management Fee is reduced to \$2,000 per month until bonds are issued; thereafter, the Management Fee will be \$48,000 annually.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.

- B. Resolution 2024-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date**
- Fee Agreement: Kilinski | Van Wyk PLLC**

Ms. Maggiano presented Resolution 2024-05 and the Kilinski|Van Wyk PLLC Fee Agreement.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-06.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-06, Designating Wrathell, Hunt and Associates, LLC as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2024-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim District Engineering Agreement: B.S.E. Consultants Inc.**

Ms. Cerbone presented Resolution 2024-07 and the Interim District Engineering Agreement and Rate Schedule.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted, and the Interim District Engineering Agreement with accompanying Exhibits, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Cerbone presented the RFQ for Engineering Services and the Competitive Selection Criteria.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2024-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-08. This Resolution will be updated to reflect that just the Primary administrative Office is being designated and references to the Principal Headquarters will be removed.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.

H. Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-09.

On MOTION by Mr. Nuñez and seconded by Ms. Robayna, with all in favor, Resolution 2024-09, Designating the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2024-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Cerbone presented Resolution 2024-10.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, Resolution 2024-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and

authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- J. **Resolution 2024-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2024-11 and discussed public comments protocols.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, Resolution 2024-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. **Resolution 2024-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Ms. Cerbone presented Resolution 2024-12. The District Manager's office provides all records management services. All paper documents are retained in paper and electronic form. Some documents must be retained in perpetuity; it has been found easier and less expensive to keep all documents. All storage fees are borne by the District Manager. All public records requests are handled by District Management; Supervisors should forward all public records requests to District Staff immediately, rather than replying themselves.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-12, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- L. **Resolution 2024-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other**

Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-13. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2024-14, Ratifying the Recording of the Notice of Establishment of Lakes at Cocoa Grove Community Development District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-14.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2024-14, Ratifying the Recording of the Notice of Establishment of Lakes at Cocoa Grove Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M24-1001 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Strange Zone, Inc., Quotation #M24-1001 for District Website Design, Maintenance and Domain Web-Site Design, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Cerbone presented the ADA Site Compliance proposal.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

Q. Resolution 2024-15, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Cerbone presented Resolution 2024-15 and the accompanying Exhibits.

Ms. Kilinski proposed holding the assessment hearing within 45 days, as the validation complaint is ready to be filed.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-15, to Designate February 20, 2024 at 1:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901 as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- R. Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

This item was deferred.

- S. Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-17.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- T. Stormwater Management Needs Analysis Reporting Requirements**

Ms. Cerbone stated CDDs are required to submit a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and the next deadline is in 2027, the Report will be prepared and submitted when required.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2024-18, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-18.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-18, Designating Truist Bank as Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

B. Resolution 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-19.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2024-20, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-20.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, Resolution 2024-20, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2024-21, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-21 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses funded as incurred. Any funds expended by the Developer to be repaid from the bond funds will be shown as “Due to Developer”.

The following change was made to the proposed Fiscal Year 2024 budget:

Page 1: Remove “Supervisor Fees” line item for \$6,000

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-21, Approving the Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on March 28, 2024 at 11:00 a.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901, and Providing for an Effective Date, was adopted.

B. Fiscal Year 2023/2024 Budget Funding Agreement

Ms. Cerbone presented the Fiscal Year 2023/2024 Budget Funding Agreement.

Funding requests will be transmitted to Ms. Robayna.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, in substantial form, was approved.

C. Resolution 2024-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-22.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, Resolution 2024-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

D. Resolution 2024-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-23 and discussed the processes for routine, discretionary expenses.

On MOTION by Mr. Dominguez and seconded by Ms. Robayna, with all in favor, Resolution 2024-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2024-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2024-24.

On MOTION by Mr. Nuñez and seconded by Ms. Robayna, with all in favor, Resolution 2024-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2024-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-25.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2024-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-26.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memo with MOU**

Ms. Cerbone presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Maggiano presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2024-27, Appointing an Investment Banker in Contemplation of the Issuance of Lakes at Cocoa Grove Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]

Ms. Cerbone presented Resolution 2024-27 and the FMS Bonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure.

On MOTION by Mr. Nuñez and seconded by Mr. Dominguez, with all in favor, Resolution 2024-27, Appointing FMSbonds, Inc., as Investment Banker in Contemplation of the Issuance of Lakes at Cocoa Grove Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2024-28, Appointing Bond Counsel in Contemplation of the Issuance of Lakes at Cocoa Grove Community Development District Bonds [Greenberg Traurig, P.A.]

Ms. Cerbone presented Resolution 2024-28 and the Greenberg Traurig, P.A., Bond Counsel Agreement. Mr. Gang stated that his firm has been working with the District Engineer to determine which expenditures are eligible to be funded from the bond issuance.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-28, Appointing Greenberg Traurig, P.A., as Bond Counsel in Contemplation of the Issuance of Lakes at Cocoa Grove Community Development District Bonds, was adopted.

III. Resolution 2024-29, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Lakes at Cocoa Grove Community Development District Bonds [U.S. Bank, N.A.]

Ms. Cerbone presented Resolution 2024-29 and the U.S. Bank, N.A., Agreement to serve as Trustee, Paying Agent, Registrar.

On MOTION by Mr. Nuñez and seconded by Mr. Dominguez, with all in favor, Resolution 2024-29, Appointing U.S. Bank, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Lakes at Cocoa Grove Community Development District Bonds, was adopted.

C. Resolution 2024-30, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-30 and read the title.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2024-30, Designating a Date, Time, and Location of February 20, 2024 at 1:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as

Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Kamal presented the Engineer's Report dated January 12, 2024. The Report describes the project, including the number of units and the facilities, such as stormwater management, water, wastewater and reclaim utilities, hardscape, landscape, environmental mitigation, and off-site improvements. Section 4 addresses the current permitting efforts. The Opinion of Probable Construction Costs is based upon some preliminary plans and some detailed permitting plans and includes some contingency items and fees for miscellaneous work associated with the improvements. The Report includes his certification that the costs are reasonable and sufficient to cover the improvements and that the improvements are needed as a benefit to the CDD.

Ms. Cerbone asked if the CDD is planned to be a gated, restricted access community such that the roads will be private, meaning bond funds will not fund the roads. Mr. Kamal replied affirmatively and noted that the amenities will be private as well.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, the Engineer's Report dated January 12, 2024, in substantial form, was approved.

E. Presentation of Special Assessment Methodology Report

Ms. Cerbone presented the Master Special Assessment Methodology Report dated January 12, 2024, which reflects and restates the information contained in the Engineer's Report. She discussed the Capital Improvement Plan (CIP), financing plan, capitalized interest period, Assessment Methodology, bond assignments, lienability tests, True-up mechanism, assessment roll and Appendix tables. She noted the following:

- The estimated construction costs are approximately \$27.6 million.
- The estimated maximum par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, will be approximately \$38 million.
- The number of units currently planned are 304 75' single-family units and 46 110' single-family units, for a total of 350 units.

- The total planned CIP costs are \$27,680,999.38.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, the Master Special Assessment Methodology Report dated January 12, 2024, in substantial form, was approved.

- F. Resolution 2024-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Ms. Maggiano presented Resolution 2024-31, which acknowledges the Capital Improvement project, as described in the Engineer's Report, adopts the assessment roll and begins the assessment process.

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, Resolution 2024-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on February 20, 2024 at 1:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2024-32, Authorizing the Issuance of Not to Exceed \$38,205,000 Aggregate Principal Amount of Lakes at Cocoa Grove Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction And/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Management Facilities, Water and Sewer Facilities, Streetlighting, Parks and**

Recreation Facilities and Roadways, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Lakes at Cocoa Grove Community Development District, the City of Cocoa, Florida, Brevard County, Florida or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Gang presented Resolution 2024-32, which accomplishes the following:

- This is the first step in the bond issuance process.
- Authorizes issuance of a not to exceed \$38,205,000 aggregate principal amount of bonds.
- Appoints U.S. Bank, N.A., as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Ms. Robayna and seconded by Mr. Dominguez, with all in favor, Resolution 2024-32, Authorizing the Issuance of Not to Exceed \$38,205,000 Aggregate Principal Amount of Lakes at Cocoa Grove Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction And/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Management Facilities, Water and Sewer Facilities, Streetlighting, Parks and Recreation Facilities and Roadways, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Lakes at Cocoa Grove Community Development District, the City of Cocoa, Florida, Brevard County, Florida or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**
- B. District Engineer (Interim): BSE Consultants Inc.**

There were no District Counsel or District Engineer reports.

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

The next meeting will be held on February 20, 2024 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

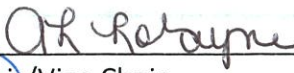
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Robayna and seconded by Mr. Nuñez, with all in favor, the meeting adjourned at 12:02 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair