

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

The Lakes at Cocoa Grove Community Development District held Public Hearings and a Regular Meeting on March 21, 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 were:

Brian Dominguez
Alicia Quiñones
Rafael Nuñez

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Jamie Sanchez
Jennifer Kilinski (via telephone)
Chris Loy (via telephone)
Hassan Kamal
Eduardo Robayna

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:03 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Engineer's Report (for informational purposes)

Ms. Sanchez stated that the Reports behind Items 3C and 3D are the same versions as the ones presented at the prior meeting.

- D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Kilinski stated that the Methodology Report at the last meeting reflected the change in the way the methodology was applied; the Engineer's Report was updated to reflect largely the unit size change from the last assessment proceedings.

Ms. Kilinski posed and Mr. Kamal responded to the following questions related to the Engineer's Report:

Ms. Kilinski: Can you confirm Mr. Kamal, based on your experience, the cost estimates in the Engineer's Report are reasonable and proper?

Mr. Kamal: Yes, we have confirmed that and that is presented in the Report.

Ms. Kilinski stated that the meeting minutes from this meeting will be part of the validation proceedings.

Ms. Kilinski: Can you confirm, Mr. Kamal, that you do not have any reason to believe that the Capital Improvement Plan cannot be carried out by the District?

Mr. Kamal: That is correct.

As to the Methodology, Ms. Kilinski reminded everyone that the criteria for special assessments to be valid or that the land subject to the special assessments must receive benefit and that the special assessment must be reasonably apportioned among the lands subject to the assessments. Ms. Kilinski posed and Ms. Cerbone responded to the following questions regarding the Master Special Assessment Methodology Report:

Ms. Kilinski: Wrathell, Hunt and Associates, Methodology Consultant, in your professional opinion do the lands subject to the assessments receive special benefits from the Capital Improvement Plan?

Ms. Cerbone: Yes, they do.

Ms. Kilinski: I wanted to confirm, in your professional opinion, that the Master Assessments are reasonably apportioned among the land subject to the assessments.

Ms. Cerbone: Yes, they are.

Ms. Kilinski: I wanted to confirm, in your opinion, that the special benefits the land receive, as set forth in the final assessment roll, will be equal to or in excess of the maximum master assessments thereon when allocated pursuant to the methodology.

Ms. Cerbone: Yes, they will.

- E. Consideration of Resolution 2024-38, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Sanchez read the first "whereas" clause in Resolution 2024-38.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

In case anyone joined the meeting, Ms. Cerbone asked for comments from the public or the affected property owners; no affected property owners or members of the public spoke.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2024-38 and read the title.

On MOTION by Mr. Dominguez and seconded by Ms. Quiñones, with all in favor, Resolution 2024-38, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

Ms. Kilinski explained the bond validation hearing proceedings scheduled for April 18, 2024 at 9:30 a.m., which will span 15 minutes, and the importance of the Joint Stipulation that will be entered in the Court prior to the hearing; this a key milestone for the CDD. She will send a group email advising who might be called upon to give remote testimony at the hearing. Once the Final Judgement is filed with the Court and after the 30-day appeal period expires, the CDD will be eligible to issue bonds. This will require setting a meeting to adopt the Delegation Resolution and financing documents; she suggested presenting the proposed Fiscal Year 2025 budget on the same day.

Mr. Robayna advised that he is unable to attend the bond validation hearing but can send a representative in his place, if needed.

On MOTION by Mr. Dominquez and seconded by Ms. Quiñones, with all in favor, scheduling a CDD Board meeting on April 30, 2024 at 10:00 a.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901, was approved.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez stated that the proposed budget for the remainder of Fiscal Year 2024 is the same version as the one presented at the January 12, 2024 meeting.

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of 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.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of January 31, 2024**

On MOTION by Mr. Nuñez and seconded by Mr. Dominguez, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of February 20, 2024 Public
Hearings, Regular Meeting and Audit
Committee Meeting Minutes**

On MOTION by Ms. Quiñones and seconded by Mr. Dominguez, with all in favor, the February 20, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated she is monitoring legislative bills that might impact Special Districts. She will provide updates at the next meeting.

B. District Engineer: BSE Consultants Inc.

There was nothing further to report.

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

- **NEXT MEETING DATE: TBD at __: __ A/PM**

- **QUORUM CHECK**

The next meeting will be on April 30, 2024 at 10:00 a.m.

Ms. Cerbone discussed her conversation with Mr. Robayna, prior to the meeting, regarding that, as a governmental entity, all CDD meetings must be open to the public, including the roadway into the community, the meeting room, etc. This will be mentioned at every meeting, as there are activists trying to catch governmental entities conducting meetings without open access to the public.

Ms. Cerbone stated that the public had open access to this meeting.

NINTH ORDER OF BUSINESS

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

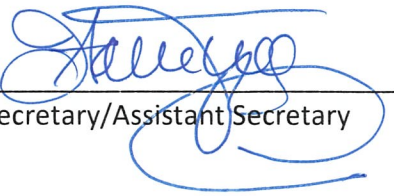
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dominguez and seconded by Ms. Ms. Quiñones, with all in favor, the meeting adjourned at 10:35 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair