

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

The Lakes at Cocoa Grove Community Development District held a Regular 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.

**Present at the meeting were:**

Brian Dominguez  
Rafael Nuñez  
Omar Mesa

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

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

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:04 a.m.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-44,  
Approving a Proposed Budget for Fiscal  
Year 2024/2025 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing**

**Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-44. She reviewed the proposed Fiscal Year 2025 budget noting line item adjustments over Fiscal Year 2024. This is a Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, Resolution 2024-44, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for April 20, 2024, at 12:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS****Consideration of Fiscal Year 2024-2025 Funding Agreement**

Ms. Sanchez recalled that, at the January meeting, Ms. Robayna asked for the funding requests to be sent to her.

**On MOTION by Mr. Nuñez and seconded by Mr. Mesa, with all in favor, the Fiscal Year 2024-2025 Funding Agreement with Mountain Cove Homes at Lakes at Cocoa Grove, LLC, was approved.**

**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**

Ms. Sanchez presented Resolution 2024-25.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: May 21, 2024; June 18, 2024; July 16, 2024; August 20, 2024; and September 17, 2024

TIME: 12:00 PM

POTENTIAL DISCUSSION/FOCUS, August 20, 2024: Insert “Public Hearing &” before “Regular Meeting”

**On MOTION by Mr. Mesa and seconded by Mr. Nuñez, with all in favor, the Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-45, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2024-45.

The following will be inserted into the Fiscal Year 2024/2025 Meeting Schedule:

DATES: October 15, 2024; November 19, 2024; December 17, 2024; January 21, 2025; February 18, 2025; March 18, 2025; April 15, 2025; May 20, 2025; June 17, 2025, July 15, 2025; August 19, 2025 and September 16, 2025

TIME: 12:00 PM

**On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, Resolution 2024-45, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2024**

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

## EIGHTH ORDER OF BUSINESS

## Approval of March 21, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, the March 21, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

## NINTH ORDER OF BUSINESS

## Staff Reports

**A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski provided updates regarding the bond validation hearing and the CDD being able to issue bonds after the 30-day appeal period expires and stated that she is working with the Landowner on multiple iterations with the City for the plat bond.

- **Legislative Update**

There were no updates.

**B. District Engineer: BSE Consultants Inc.**

There was no report.

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

- **NEXT MEETING DATE: TBD at \_\_: \_\_ A/PM**

- **QUORUM CHECK**

The May 21, 2024 meeting will be cancelled. The next meeting will likely be on June 18, 2024 at 12:00 p.m.

## TENTH ORDER OF BUSINESS

## Board Members' Comments/Requests

There were no Board Members' comments or requests.

## ELEVENTH ORDER OF BUSINESS

## Public Comments

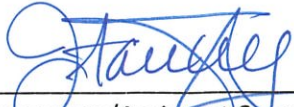
No members of the public spoke.

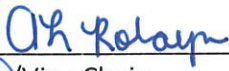
## TWELFTH ORDER OF BUSINESS

## Adjournment

**On MOTION by Mr. Dominguez and seconded by Ms. Nuñez, with all in favor,  
the meeting adjourned at 10:17 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair