

LAKES AT COCOA GROVE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 20, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Lakes at Cocoa Grove Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 13, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Lakes at Cocoa Grove Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes at Cocoa Grove Community Development District will hold a Public Hearing and Regular Meeting on August 20, 2024 at 12:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-46, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
5. Ratification of Improvements Agreement
6. Acceptance of Unaudited Financial Statements as of July 31, 2024
7. Approval of April 30, 2024 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk PLLC*
 - B. District Engineer: *BSE Consultants Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 17, 2024 at 12:00 PM

○ QUORUM CHECK

SEAT 1	ANA LAURA ROBAYNA	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	BRIAN DOMINGUEZ	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	RAFAEL NUÑEZ	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	OMAR MESA	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	ALICIA QUIÑONES	☐	IN PERSON	☐	PHONE	☐	NO

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3A



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Lakes At Cocoa Grove Cdd
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

08/01/2024, 08/08/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$474.86

Tax Amount: \$0.00

Payment Cost: \$474.86

Order No: 10425026

Customer No: 1262672

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1

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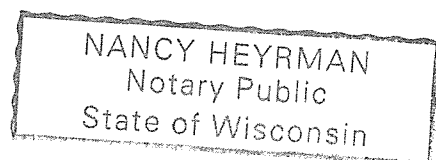
LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025
BUDGET; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Lakes at Cocoa Grove Community Development District ("District") will hold a public hearing on August 20, 2024 at 12:00 p.m., at BSE Consultants Inc., 312 S Harbor City Blvd, Melbourne FL 32901 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager



LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-46

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2024, submitted to the Board of Supervisors ("**Board**") of the Lakes at Cocoa Grove Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakes at Cocoa Grove Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$104,485 to be raised pursuant to a developer funding agreement or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$104,485
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SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within sixty (60) days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST, 2024.

ATTEST:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit A: Adopted Budget for Fiscal Year 2025

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
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**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 77,432	\$ -	\$ 75,409	\$ 75,409	\$ 104,485
Total revenues	<u>77,432</u>	<u>-</u>	<u>75,409</u>	<u>75,409</u>	<u>104,485</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	28,000	6,000	22,000	28,000	48,000
Legal	25,000	8,834	16,166	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	4,445
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	417	-	417	417	1,000
Trustee*	-	-	-	-	6,500
EMMA software service*	-	-	-	-	1,500
Telephone	200	50	150	200	200
Postage	500	-	500	500	500
Printing & binding	500	125	375	500	500
Legal advertising	6,500	9,477	500	9,977	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	6,000	6,000	6,000
Contingencies/bank charges	750	-	750	750	750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>77,432</u>	<u>24,486</u>	<u>50,923</u>	<u>75,409</u>	<u>104,485</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(24,486)	24,486	-	-
Fund balance - beginning (unaudited)	-	-	(24,486)	-	-
Fund balance - ending (projected)					
Unassigned	-	(24,486)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (24,486)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording** \$ 48,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 25,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 2,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Dissemination agent* 1,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

EMMA software service* 1,500

Trustee* 6,500

Telephone 200

Postage 500

Telephone and fax machine.

Printing & binding 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 6,500

Letterhead, envelopes, copies, agenda packages

Annual special district fee 175

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance 6,000

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Total expenditures \$ 104,485

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

4

Memorandum

To: Board of Supervisors

From: District Management

Date: August 20, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

5

IMPROVEMENTS AGREEMENT

(Required with the Form of Surety Bond (Exhibit "C") as security guaranteeing
Completion of Improvements)

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established and existing pursuant to Chapter 190, Florida Statutes, being situated within the City of Cocoa, Florida, with a mailing address c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District");

MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE, LLC, a Florida limited liability company, with a mailing address of 4878 SW 74th Court, Miami, Florida 33155 ("Developer"); and

CITY OF COCOA, a Florida municipal corporation, located in Brevard County, Florida, with a mailing address of 65 Stone Street, Cocoa, Florida 32922 ("City"), for purposes of acknowledgement.

WHEREAS, the Lakes at Cocoa Grove Community Development District ("District"), on behalf of Mountain Cove Homes at Lakes at Cocoa Grove, LLC ("Developer"), has undertaken certain obligations of the Developer to deliver, or cause to be delivered, the improvements contained in the Engineer's Report dated February 20, 2024, a component of which includes improvements to be owned and operated by the City of Cocoa or Brevard County ("City Improvements"), which are attached as Exhibit "A" hereto; and

WHEREAS, the District will publicly bid the City Improvements, as required by Florida law and the District's adopted Rules of Procedure and will contract for construction and completion of the same ("District Public Bid"); and

WHEREAS, in conjunction with such District Public Bid, the District will require its construction contractor to post a payment and performance bond as required by Florida law; and

WHEREAS, the Developer has made application to the City for approval of a final plat identified as Lakes at Cocoa Grove ("Subdivision"), the legal description for which is more particularly described in Exhibit "B", attached hereto and incorporated herein; and

WHEREAS, the City of Cocoa Land Development Code requires that a final subdivision plat not be approved for recording until certain improvements required by the Land Development Code or required as a condition of approval of the plat or site plan ("Improvements") have been duly constructed, completed, and approved, unless the Developer has provided performance security guaranteeing to the satisfaction of the City that such Improvements will be duly constructed, completed, and approved; and

WHEREAS, in connection with the Subdivision, the Developer has submitted construction drawings for the Improvements, with the exception of the improvements to be owned by the County, which are on file with and have been approved by the City; and

WHEREAS, the Developer desires to obtain approval of the Subdivision prior to installation of the Improvements; and

WHEREAS, the District's Engineer of Record has submitted an estimated cost set forth in the Engineer's Report of the cost to complete the Improvements, including the City Improvements; and

WHEREAS, the District agrees that it will include within its District Public Bid, the bond rider naming the City as a dual-obligee in substantially the form as attached hereto as Exhibit "C", which shall be posted prior to commencement of the Improvements ("Surety Bond").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. The above recitals are true and correct and are incorporated herein.
2. The Developer and the District, in consideration of the City's approval of the proposed Subdivision, and for other valuable consideration, hereby agree to duly construct and complete the Improvements, including the City Improvements, and to otherwise comply fully with the Land Development Code, any conditions of the Subdivision's approval, and all other applicable regulations, requirements and agreements.
3. The Developer, through the District and its contractor selected through the District Public Bid, agree to tender to the City a Surety Bond in the amount of one hundred and ten percent (110%) of the cost of the Improvements, which shall be based on the District Public Bid response and contract associated therewith, for the City Improvements. The District shall notify the City upon contract award and shall provide the City with the Surety Bond naming the City as a dual-obligee in substantially the form attached hereto as Exhibit "C". Such Surety Bond shall be posted prior to commencement of construction of the Improvements. Said Surety Bond shall expire upon acceptance of the City Improvements by the City and acceptance of all other Improvements by the District as guaranteed by the Surety Bond, which acceptance shall not be unreasonably withheld. Nothing herein shall excuse or waive the requirement for the Developer, through the District, to submit a maintenance bond in the amount of ten percent (10%) of the construction cost of the City Improvements prior to acceptance by the City.
4. Notwithstanding the foregoing in Section 3, the Developer and District agree that should the Developer or District fail to tender to the City a Surety Bond in accordance with the requirements of Section 3 by December 1, 2024, the Developer or District shall submit a performance bond to the City of Cocoa to secure the completion of the City Improvements in accordance with Section 18-31 of the City Code.
5. Should the Developer or District fail or refuse to complete the Improvements, as required, nothing herein shall be construed as affecting the City's right to resort to any and all legal and equitable remedies against the Developer, including specific performance, to which the Developer hereby agrees. Further, nothing shall prevent the Developer from posting the form of Bond otherwise required under the City Code in lieu of posting the Surety Bond set forth in this Agreement.
6. The Developer understands and agrees that in the event that the Improvements are not

constructed or installed in the manner consistent with this Agreement, the City shall withhold further permits or approvals, including certificates of occupancy, for the Subdivision until the Improvements have been completed or adequate progress, as determined by the City Council, toward completion of the Improvements has been demonstrated.

7. The Developer hereby agrees that the duties, obligations and responsibilities set forth in this Agreement shall be binding upon any successors in interest and assigns ("Assignee") to the Subdivision ("Assignment") and such Assignment is permissible so long as such Assignee assumes all rights, obligations and responsibilities set forth herein.
8. Upon the completion of the Improvements, such improvement shall be transferred to that entity set up in the deed restrictions to be responsible for ongoing maintenance of the improvements. In no event shall public funds be used for the maintenance of private improvements, unless they are dedicated to and accepted by the City or the District.

[SIGNATURE PAGE FOR THE DEVELOPER]

SIGNED AND SEALED this 6 day of June, 2024

WITNESSES:

Witness

Anelis Leon
Type or Print Name

Witness

Maria Elena Arroyo
Type or Print Name

DEVELOPER

Mountain Cove Homes at Lakes at Cocoa Grove, LLC

BY:

Signature

VICTOR F. SOLORZANO

Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)

DEVELOPER ADDRESS

4878 SW 74th Court Miami, FL 33155

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of June, 2024 (year), by Victor F. Solorzano (name of person) as Manager (type of authority, . . . e.g. officer, trustee, attorney in fact) for Mountain Cove Homes at Lakes at Cocoa Grove, LLC, a limited liability company (name of party on behalf of whom instrument was executed) authorized to do business in Florida herein identified as the Developer and who is ☒ Personally Known or ☐ Produced Identification Type of Identification Produced _____

NOTARY SEAL:

Signature of Notary Public – State of Florida)

Alicia E. Quinones
Print Name of Notary



ALICIA E. QUINONES
Notary Public
State of Florida
Comm# HH193748
Expires 2/5/2026

[SIGNATURE PAGE FOR THE DISTRICT]

SIGNED AND SEALED this 6 day of June, 2024

WITNESSES:

[Signature]

Lakes at Cocoa Grove Community Development
District

Witness

Anelis leon
Type or Print Name

BY: AK Robayna
Signature

[Signature]
Witness

Ana Laura Robayna
Type or Print Name

Maria Elena Cruz
Type or Print Name

Title (If attorney-in-fact Attach Power of Attorney)

DISTRICT ADDRESS

c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of June, 2024 (year), by Ana Laura Robayna (name of person) as Chairperson (type of authority, . . . e.g. officer, trustee, attorney in fact) for Lakes at Cocoa Grove Community Development District (name of party on behalf of whom instrument was executed) herein identified as the District and who is ☒ Personally Known or ☐ Produced Identification Type of Identification Produced

NOTARY SEAL:

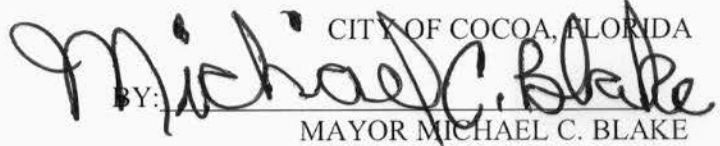
[Signature]
Signature of Notary Public – State of Florida)

Alicia E. Quinones
Print Name of Notary



ALICIA E. QUINONES
Notary Public
State of Florida
Comm# HH193748
Expires 2/5/2026

Approved and accepted for and on behalf of City of Cocoa, Florida, this 28 day
of May, 2024


BY: _____
CITY OF COCOA, FLORIDA
MAYOR MICHAEL C. BLAKE

ATTEST: 

MONICA ARSENAULT, CITY CLERK



EXHIBIT A
CITY AND COUNTY IMPROVEMENTS LIST

- Utilities and Sanitary Sewer System for Lakes at Cocoa Grove
- Water Distribution System (Potable Water)
- Connector Road: Osage/Angelica
- Roadway Drainage Improvements: Osage/Angelica
- Intersection improvement @ Grissom

EXHIBIT B LEGAL DESCRIPTION

Description:

A parcel of land as described in O.R. Book 8563 Page 760 of the public Records of Brevard County, Florida and lying in Section 10, Township 24 South, Range 35 East and being more particularly described as follows;

Begin at the northeast corner of said Section 10; thence S. 00°31'49" E., along the east line of the northeast corner of said Section 10, a distance of 2602.21 feet to a point lying 44.08 feet N. 00°31'49" E. of the east quarter corner of said Section 10, said point also being on the northerly right-of-way line of State Road No. 528 as shown on Section Map 70007-2508; thence N. 74°59'21" W., along said north right-of-way line, a distance of 693.63 feet to the Point-of-Curvature of a 5879.58 foot radius circular curve concave southerly; thence easterly, along the arc of said curve, through a central angle of 16°24'08" a distance of 1683.16 ft. said curve having a chord bearing of N. 83°11'25" W. and a chord distance of 1677.42 ft.; thence S. 88°36'31" W., along said northerly right-of-way line, a distance of 858.67 feet; thence N. 87°23'29" W., along said northerly right-of-way line, a distance of 638.50 feet to the Point-of-Curvature of a 900.00 foot radius circular curve concave northeasterly, said curve also being the northeasterly right-of-way line of the State Road No. 528 and I-95 interchange; thence northwest along the arc of said curve, through a central angle of 31°18'50" a distance of 491.88 feet said curve having a chord bearing of N. 71°44'04" W. and a chord distance of 485.78 feet; thence N. 56°04'39" W., along said State Road 528/I-95 right-of-way line, a distance of 398.70 feet to a non-tangent point on a 969.79 foot radius circular curve concave northeasterly; thence northwesterly, along the arc of said curve, through a central angle of 37°46'38" a distance of 639.42 feet said curve having a chord bearing of N. 37°11'20" W. and a chord distance of 627.90 feet to a point on the easterly right-of-way line of I-95 per FDOT Map Section 70220; thence N. 00°11'53" W., along said easterly right-of-way line, a distance of 566.36 feet; thence N. 01°55'04" W., along said easterly right-of-way line, a distance of 300.93 feet; thence N. 01°21'38" W., along said easterly right-of-way line, a distance of 376.15 feet to a point on the south line of a borrow pit No. 19 Haul Road; thence N. 89°58'02" E., along said south line, a distance of 318.30 feet to a point on the west line of borrow pit No. 19 per FDOT Project No. 70220-2402; thence along the west, south, east and north lines of said borrow pit, the following four courses; S. 00°01'58" W. a distance of 500.00 feet; thence S. 89°58'02" E. a distance of 600.00 feet; thence N. 00°01'58" E. a distance of 550.00 feet; thence N. 89°58'02" W. a distance of 919.51 feet to a point on the aforesaid easterly right-of-way line of I-95; thence N. 01°20'38" W., along said easterly right-of-way line, a distance of 50.01 feet to a point on the north line of the northwest ¼ of said Section 10; thence S. 89°58'02" E., along said north line, a distance of 2337.02 feet to the north quarter corner of said Section 10; thence S. 89°58'06" E., along the north line of the northeast ¼ of said Section 10, a distance of 2665.57 feet to the Point-of-Beginning.

Containing 246.43 acres more or less and being subject to any easements and/or rights-of-ways of record.

EXHIBIT C

DUAL OBLIGEE RIDER

Bond Number _____
Rider Number _____

WHEREAS, _____, [CONTRACTOR], _____ address _____, hereafter also called "Principal/Contractor", has entered into a written agreement with Lakes at Cocoa Grove Community Development District, c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, hereafter also called "Obligee", for delivery, in pertinent part of the "City Improvements" made part of the development known as Lakes at Cocoa Grove located in the City of Cocoa, Brevard County, Florida, hereafter also called "Agreement", copy attached and incorporated herein as **Exhibit A**; and

WHEREAS, the Obligee, on behalf of Mountain Cove Homes at Lakes at Cocoa Grove, LLC ("Mountain Cove"), and its successors and assigns, has undertaken certain obligations pursuant to that certain Improvements Agreement, and the Obligee agreed to require a payment and performance bond as more specifically described in the Improvements Agreement and Principal/Contractor provided said bond; and

WHEREAS, the Principal/Contractor by execution of this document, agrees to assume obligation for and agrees to perform all work and construct all improvements as provided in the Agreement and satisfy the payment and performance bond obligations according to all terms, requirements and conditions contained in the Agreement and this document; and

WHEREAS, Mountain Cove has applied to the City for approval of a final plat of a certain area of land within the City of Cocoa called Lakes at Cocoa Grove (hereinafter, "Subdivision") and has agreed, as a condition to the approval of the said final plat by the City of Cocoa, to complete the construction of all required, approved and/or dedicated improvements set forth therein, which consist of roads, drainage, sewer and water lines and all other improvements delineated per the Agreement in connection with the above said plat, hereinafter the "Improvements" (hereinafter, said required performance guarantee for the Improvements on the Lakes at Cocoa Grove plat, the "Subdivision Performance Guarantee"); and

WHEREAS, the approval of said final plat by the City is further conditioned upon the furnishing of an adequate surety to the City pursuant to the City of Cocoa Land Development Code; and

WHEREAS, the Lakes at Cocoa Grove plat contains two types of Improvements one set is defined as private improvements and the second is defined as the basic required improvements for the Subdivision as set forth in the Improvement Agreement ("Improvements"), of which the Improvements to be owned and maintained by the City and Brevard County (the "City Improvements") are a subset; and

WHEREAS, those Improvements which are necessary for the Subdivision to function are the responsibility of Mountain Cove and are part of the cost of development; accordingly, the City is not responsible for payment in the event of a default; and

WHEREAS, Principal/Contractor, has, in conjunction with the Agreement and this document, and on behalf of Mountain Cove, agreed to fulfill the Subdivision Performance Guarantee as set forth herein and up to the limits provided herein; and

WHEREAS, Principal/Contractor and Surety have previously made, executed and delivered to the Obligee their joint and several Performance and Payment Bond(s) No(s). _____, Penal Sum(s) \$ _____, hereafter also called "Bond", copy(s) attached and incorporated herein as **Exhibit B**; and

WHEREAS, the Obligee has requested that the City, hereafter also called "Co-Obligee", having a material interest in performance under said Agreement, be named as a Co-Obligee on the Bond and the Obligee has also requested the Principal/Contractor and the Surety to join with the Obligee in the execution

and delivery of this Rider and the Principal/Contractor and Surety have agreed to do so upon the conditions herein stated.

NOW, THEREFORE, in consideration of One Dollar and other good and valuable consideration, the mutual exchange and receipt of which is hereby acknowledged, the undersigned agree to the following and hereby amend the aforesaid Bond as follows:

1. The undersigned agree that all of the statements contained in the above "Whereas" paragraphs are true and correct.
2. The name of City of Cocoa shall be added to the Bond as a named Co-Obligee.
3. The Principal/Contractor shall in all respects comply with the City of Cocoa Land Development Code and all other applicable Federal and State laws and City ordinances, codes, regulations, terms and conditions pertaining to the approval of the said plat, these conditions being more specifically the completion of the construction of all required, approved, and/or dedicated roads, drainage, sewer and water improvements and all other items contemplated as Improvements as set forth in the Agreement; and
4. The Principal/Contractor shall submit a written request for an inspection of all Improvements consistent with the terms of the Agreement.
5. The Principal/Contractor shall complete the construction of all Improvements pursuant to the requirements set forth in the Agreement.
6. The aggregate liability of the Surety and Principal Contractor under the Bond to the Principal/Contractor, Obligee and Co-Obligee, as their interests may appear, is limited to the penal sum of the Bond and the total liability of the Surety hereunder shall in no event exceed the amount recoverable from the Principal by the Obligee under the Agreement. Further the Surety and Principal Contractor shall not be liable under the Bond in the event the Obligee is in breach in accordance with the terms of the Agreement. In the event of a breach by the Obligee, the Obligee and Mountain Cove shall jointly and severally be liable to the Co-Obligee for the amounts set forth under the Bond and shall ensure completion of all Improvements.
7. At the Surety's election, any payment due under the Bond may be made by its check issued to the Obligee and Co-Obligee jointly.
8. Upon issuance by the City Manager or his/her designee of the Certificate of Completion for the City Improvements, and the City Council release the Bond which shall be released upon satisfaction of the conditions herein, this dual obligation shall be void. Otherwise, it remains in full force and effect.

The said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the Improvements to be made hereunder or in the plans, specifications, and schedules covering the same shall in any way affect the obligation of the said Surety on this Bond and the Surety does hereby waive notice of any such changes. It is further understood that should the City be required to institute legal proceedings in order to collect any funds under this Bond, the venue shall be exclusively City of Cocoa, Florida and Principal/Contractor shall indemnify the City for any and all attorney's fees and court costs incurred by the City. Except, as herein modified, the Bond shall continue to be and remain in full force and effect according to the terms thereof.

Signed, sealed and dated this _____ day of _____, 2024.

Principal/Contractor
By: _____
Signature _____
Print Name _____
Title: _____
Date: _____

(SEAL)

Lakes at Cocoa Grove CDD

Obligee/Permittee
By: _____
Signature _____
Print Name _____
Title: _____
Date: _____

(SEAL)

Surety Name (Print)
By: _____
Signature Attorney-in Fact
Print Name _____
Title: _____
Date _____

*** Power Of Attorney Attached**

(SURETY SEAL)

Florida Licensed Agent Name (Print) *

Signature
Date _____
Florida License No. _____
Telephone No. _____

*** Power Of Attorney Attached**

*Above Signatory is also a Florida Licensed Agent (check if applicable and complete name, address and telephone number in block at right, if not, have such an agent countersign and complete block.)

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 5,992	\$ -	\$ 5,992
Due from Landowner	4,742	499	5,241
Total assets	<u>\$ 10,734</u>	<u>\$ 499</u>	<u>\$ 11,233</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 4,734	\$ 499	\$ 5,233
Due to Landowner	-	14,825	14,825
Landowner advance	6,000	-	6,000
Total liabilities	<u>10,734</u>	<u>15,324</u>	<u>26,058</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	4,742	-	4,742
Total deferred inflows of resources	<u>4,742</u>	<u>-</u>	<u>4,742</u>
Fund balances:			
Restricted for:			
Debt service	-	(14,825)	(14,825)
Unassigned	(4,742)	-	(4,742)
Total fund balances	<u>(4,742)</u>	<u>(14,825)</u>	<u>(19,567)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 10,734</u>	<u>\$ 499</u>	<u>\$ 11,233</u>

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 40,433	\$ 77,432	52%
Total revenues	-	40,433	77,432	52%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	-	6,000	0%
Management/accounting/recording**	2,000	14,000	28,000	50%
Legal	2,230	17,605	25,000	70%
Engineering	446	446	2,000	22%
Dissemination agent*	-	-	417	0%
Telephone	16	116	200	58%
Postage	8	8	500	2%
Printing & binding	42	292	500	58%
Legal advertising	-	12,478	6,500	192%
Annual special district fee	-	175	175	100%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	55	750	7%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	4,742	45,175	77,432	58%
Excess/(deficiency) of revenues over/(under) expenditures	(4,742)	(4,742)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	\$ (4,742)	\$ (4,742)	\$ -	

*These items will be realized when bonds are issued

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>499</u>	<u>14,825</u>
Total expenditures	<u>499</u>	<u>14,825</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (499)	 (14,825)
 Fund balances - beginning	 <u>(14,326)</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ (14,825)</u></u>	<u><u>\$ (14,825)</u></u>

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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	Vice Chair
Rafael Nuñez	Assistant Secretary
Omar Mesa	Assistant Secretary

Also present:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski (via telephone)	District Counsel
Chris Loy (via telephone)	Kilinski Van Wyk PLLC
Hassan Kamal	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**

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**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]

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Offices of B.S.E. Consultants, Inc.</i>		
<i>312 S. Harbor City Boulevard, Melbourne, Florida 32901</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 21, 2024 CANCELED	Regular Meeting	12:00 PM
June 18, 2024 CANCELED	Regular Meeting	12:00 PM
July 16, 2024 CANCELED	Regular Meeting	12:00 PM
August 20, 2024	Public Hearing & Regular Meeting	12:00 PM
September 17, 2024	Regular Meeting	12:00 PM