

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

The Board of Supervisors of the Lakes at Cocoa Grove Community Development District held a Regular Meeting on May 20, 2025 at 12:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901.

Present:

Brian Dominguez
Rafael Nuñez
Alicia Quiñones

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

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

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 12:00 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2026 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 2025-01. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget with expenses paid as they are incurred.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2025 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 Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-02.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating the Location of the Local District Records Office and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-03.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2025-03, 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-04. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 20, 2024 Public Hearing and Regular Meeting Minutes

Ms. Sanchez presented the August 20, 2024 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, August 20, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

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

Ms. Kilinski reminded the Board Members to File Form 1 by the upcoming deadline and to complete the required four hours of ethics training by December 31, 2025. The Board will be updated of any legislative actions that affect special districts.

B. District Engineer: BSE Consultants Inc.

There was no report.

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

- **NEXT MEETING DATE: June 17, 2025 at 12:00 PM**
 - **QUORUM CHECK**

The June 17, 2025 meeting will be canceled.

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 were present.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, the meeting adjourned at 12:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair