

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 12, 2025

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 19, 2025 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 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Fiscal Year 2026 Funding Agreement
5. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2025-02, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023
6. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
7. Consideration/Authorization: RFP for Construction Services
8. Ratification of BSE Consultants, Inc. Work Authorization Number 1 [Public Facilities Report]

ATTENDEES:

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

9. Acceptance of Unaudited Financial Statements as of June 30, 2025

10. Approval of May 20, 2025 Regular Meeting Minutes

11. Staff Reports

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

B. District Engineer: *BSE Consultants Inc.*

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

- Property Insurance on Vertical Assets
- Form 1 Submission and Ethics Training
- Goals and Objectives Reporting
- Hard Copy Agendas vs Tablets
- NEXT MEETING DATE: September 16, 2025 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

12. Board Members' Comments/Requests

13. Public Comments

14. 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