

**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 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.

**Present:**

Brian Dominguez	Vice Chair
Rafael Nuñez	Assistant Secretary
Omar Mesa	Assistant Secretary

**Also present:**

Jamie Sanchez	District Manager
Chris Loy (via telephone)	District Counsel
Hassan Kamal	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 12:01 p.m.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**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**

Ms. Sanchez 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, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

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

Ms. Sanchez presented Resolution 2025-05 and read the title.

**On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, 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, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Funding Agreement**

Ms. Sanchez presented the Fiscal Year 2026 Funding Agreement.

**On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Fiscal Year 2026 Funding Agreement, was approved.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year ended September 30, 2024 and noted the pertinent information. There were no findings,

recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Ms. Sanchez noted that, since the agenda was printed, the auditor made a slight change involving correcting the date the CDD was established. The original version listed the date as December 12, 2023; the date has been corrected to January 8, 2024. This is not a significant change and does not impact the audit status.

**A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Special Districts Performance Measures and Standards Reporting FY2026**

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

**On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Ratification of BSE Consultants, Inc. Work Authorization Number 1 [Public Facilities Report]**

Ms. Sanchez presented BSE Consultants, Inc. Work Authorization Number 1 for the Public Facilities Report.

**On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, BSE Consultants, Inc. Work Authorization Number 1 for the Public Facilities Report, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2025**

**On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of May 20, 2025 Regular Meeting Minutes**

Ms. Sanchez presented the May 20, 2025 Regular Meeting Minutes.

**On MOTION by Mr. Nuñez and seconded by Mr. Dominguez, with all in favor, the May 20, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Loy reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Completion of the requirement will be noted when filing File Form 1 in 2026.

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

Mr. Kamal stated the Public Facilities Report should be ready next week and it will be distributed thereafter.

**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**

The Board prefers tablets rather than hard copy agendas.

- **NEXT MEETING DATE: September 16, 2025 at 12:00 PM**

○ **QUORUM CHECK**

The next meeting will be on September 16, 2025, unless canceled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public were present.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Dominquez and seconded by Mr. Nuñez, with all in favor, the meeting adjourned at 12:11 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair