

**MINUTES OF MEETING**  
**THE GROVES**  
**COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held **Tuesday, October 3, 2000 at 3:00 p.m.** at the offices of Florida Dream Communities located at 4710 Land O' Lakes Boulevard, Suite 2, Land O' Lakes, Florida.

Present and constituting a quorum:

Robert D. "Bob" Brown	Board Supervisor
Scott Brown	Board Supervisor
Randy Henderson (via speakerphone)	Board Supervisor

Also present were:

Pete Williams	Rizzetta & Company
John McKay	Financial Advisor
Karen Lucciaola	Florida Dream Communities

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Williams called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Consideration of Board Supervisor  
Resignation and New Appointment**

Mr. Williams stated that the first item for discussion is for the Board to consider the resignation of Randy Henderson as a Board Supervisor. The Board is considering Karen Lucciaola as Mr. Henderson's replacement. Mr. Williams asked the Board for any discussion.

On MOTION by Mr. Scott Brown, seconded by Mr. Bob Brown, with all in favor, the Board approved Mr. Henderson's resignation and Ms. Lucciaola's appointment as Board Supervisor for The Groves Community Development District.
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Mr. Williams read the Oath of Office to Ms. Lucciaola and asked her to so swear and affirm. She so swore and affirmed. Mr. Williams is a Notary for the State of Florida and thereby authorized to administer such oath. He will file the necessary affidavit with the District records.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors'  
Meeting on September 5, 2000**

Mr. Williams stated that the next item for discussion is to consider the minutes of the Board of Supervisors' meeting on September 5, 2000 (located behind tab 1). He asked the Board if there were any additions, deletions or corrections. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Scott Brown, seconded by Mr. Bob Brown, with all in favor, the Board approved the meeting minutes of September 5, 2000 for The Groves Community Development District.

**FOURTH ORDER OF BUSINESS**

**Presentation of Preliminary Assessments**

Mr. Williams stated that the next item for discussion is John McKay's presentation of the preliminary assessment allocation report. He passed out a revised copy. He stated that the report relates to the proposed financing of infrastructure improvements for the District, consisting of approximately 446 total acres, on which it is contemplated that approximately 755 single-family residential units and one golf course will be developed. The District proposes to issue special assessment revenue bonds to finance the construction of certain infrastructure improvements. The improvements are estimated to cost approximately \$15,210,111. The improvements will be financed with two term bonds. Mr. McKay asked the Board if they had any questions. There were none.

On MOTION by Mr. Scott Brown, seconded by Mr. Bob Brown, with all in favor, the Board approved the Special Assessment Allocation Report as submitted for The Groves Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 01-01,  
Adopting Preliminary Special Assessments and  
Setting a Public Hearing Date**

Mr. Williams stated that the next item for discussion is to consider Resolution 01-01 (located behind tab 2) to adopt the preliminary special assessments and to set a date for a public hearing to discuss same. Mr. Williams stated that the resolution approves the preliminary assessments as follows: the estimated cost of the improvement is \$15,210,111; the assessments necessary to defray that will be \$20,530,000 (which includes a portion of the cost of the improvements plus financing related costs); the location of the plans and specifications will be at Florida Dream Communities, that the manner in which the assessments have been made will be available at Rizzetta & Company; has authorized that a preliminary assessment roll has been prepared, and that a public hearing date will be set. Mr. Williams has recommended that the Board consider setting the public hearing date for November 7, 2000 (which is the same date and time of the next regularly scheduled Board meeting). The hearing notice and the resolution, along with the preliminary assessment roll, must be published in The Tampa Tribune for two consecutive weeks. Written notice must also be provided to all landowners within the confines of the District. The Board can make changes to the special assessments. Mr. Williams asked the Board if they had any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Scott Brown, seconded by Mr. Bob Brown, with all in favor, the Board approved Resolution 01-01 for The Groves Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Funding Request 01-01**

Mr. Williams stated that the next item on the agenda was the consideration of Funding Request 01-01 (located behind tab 3). Mr. Williams asked if there were any questions from the Board regarding this funding request. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. Scott Brown, seconded by Mr. Bob Brown, with all in favor, the Board approved Funding Request 01-01 for The Groves Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Mr. Williams stated that the next item on the Agenda is Supervisor Requests and Audience Comments. The only audience in attendance are those mentioned at the beginning of the meeting. He asked if there were any Supervisor requests. There were none. Mr. Williams stated that there is a potential for conflict with the meeting schedule as was originally proposed as far as Mark Straley being able to attend. It will be discussed further at next month's meeting.

**EIGHTH ORDER OF BUSINESS**

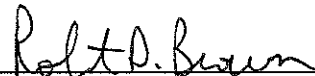
**Adjournment**

Mr. Williams stated that with no other agenda items to come before the Board, he asked for a motion to adjourn.

On MOTION by Mr. Bob Brown, seconded by Mr. Scott Brown, with all in favor, the Board adjourned the meeting for The Groves Community Development District.



Pete Williams  
District Manager



Robert Brown  
Chairman

**MINUTES OF LANDOWNER'S MEETING**

**THE GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowner's meeting of The Groves Community Development District was held **Tuesday, November 7, 2000 at 3:25 p.m.** at the offices of Florida Dream Communities located at 4710 Land O' Lakes Boulevard, Suite 2, Land O' Lakes, Florida.

Landowner present:

Scott Brown                      Landowner, Florida Dream Communities

Also present was:

Pete Williams                  Rizzetta & Company

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Williams called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Appointment of Meeting Chairman**

Mr. Williams asked Mr. Scott Brown if he wanted to chair the meeting. Mr. Scott Brown stated that Mr. Williams could continue to chair the meeting.

**THIRD ORDER OF BUSINESS**

**Announcement of Candidates and  
Call for Additional Nominations**

Mr. William stated that the next item for discussion is to announce the Board of Supervisor candidates, which are Bob Brown, Scott Brown, Leslie Heron, Tad Yeatter and Karen Lucciaola. Hearing no further nominations, the Landowner will cast his ballot for the five individuals. Also, for the benefit of the Landowner, the two individuals receiving the highest votes will each receive a four-year term. The three candidates receiving the next highest number of votes will each receive a two-year term. Mr. Scott Brown submitted his ballot. The results are as follows: Bob Brown and Scott Brown each received 50 votes. Leslie Herron, Tad Yeatter and Karen Lucciaola each received 49 votes. Bob and Scott Brown will each serve a four-year term. The remaining three will each serve a two-year term. In two years, the two highest recipients at that time will receive four-year terms and the third member will receive a two-year term, thereby always insuring a progression of three supervisors being available for election every three years.

**FOURTH ORDER OF BUSINESS**

**Landowner's Requests**

Mr. Williams stated that the Landowner could make any requests at this time. There were none.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Williams asked Mr. Brown for a motion to adjourn the Landowner's meeting. Mr. Scott Brown adjourned the meeting (no need for a second to the motion).