

**MINUTES OF MEETING**

**THE GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on **Tuesday, May 6, 2003 at 11:10 a.m.** at The Groves Sales Center located at 7943 Shaddock Place, Land O' Lakes, Florida.

Present and constituting a quorum:

Bob Brown	<b>Board Supervisor, Chairman</b>
Eric Brown	<b>Board Supervisor, Assistant Secretary</b>
Leslie Owen	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Pete Williams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Everett Morrow	<b>District Engineer, Landmark Engineering</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Williams called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting on April 1, 2003**

Mr. Williams stated that the first item on the agenda was to consider the minutes of the Board of Supervisors' meeting on April 1, 2003 (located behind tab 1). He asked the Board if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he asked for a motion.

On MOTION by Mr. B. Brown, seconded by Ms. Owen, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on April 1, 2003 for The Groves Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Authorization to  
Disburse District Funds 2003-08**

Mr. Williams stated that the next item for discussion is to consider the Authorization to Disburse District Funds 2003-08 (located behind tab 2). The disbursement consists of invoices for standard contractual obligations, legal fees, and management fees. Mr. Williams asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. B. Brown, seconded by Ms. Owen, with all in favor, the Board approved Authorization to Disburse District Funds 2003-08 for The Groves Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Construction  
Requisitions #271-280**

Mr. Williams stated that the next item for discussion is the consideration of construction requisitions. Mr. Williams stated that these requisitions were approved by the District Engineer, reviewed by the developer and signed off by the Chairman. Mr. Williams asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. B. Brown, seconded by Ms. Owen, with all in favor, the Board approved construction requisitions #271-#280 for The Groves Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2003-09,  
Redesignating Assistant Treasurer**

Mr. Williams stated that the next item on the agenda was the consideration of Resolution 2003-09, Redesignating Assistant Treasurer (located behind tab 4). He explained that Chris Frederick, the former Chief Financial Officer has recently left the company. The new Chief Financial Officer is Stacey Thomas, who will act as Assistant Treasurer in Mr. Rizzetta's absence. Mr. Williams asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. B. Brown, seconded by Ms. Owen, with all in favor, the Board adopted Resolution 2003-09, Redesignating the Assistant Treasurer for The Groves Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2003/2004  
Proposed Budget and Consideration of  
Resolution 2003-10, Adopting Proposed  
Budget**

Mr. Williams stated that the next item on the agenda is the consideration of the fiscal year 2003/2004 proposed budget (under separate cover) and the consideration of Resolution 2003-10, Adopting Proposed Budget (located behind tab 5). He reminded the Board that a copy of the proposed budget must be submitted to the county 60 days prior to the public hearing. Mr. Williams explained to the Board some of the changes that were made to the proposed budget. He explained that there were line item increases to the property and casualty insurance due to the increase of insurance premiums. Mr. Williams stated that the gas and utility fund allocations were increased due to the previous year expenditures for propane gas. He explained that, due to adversely cold weather conditions, the propane usage was higher than usual. The proposed budget allocates \$20,000.00 for the gas and utility line items. Mr. Williams explained that funds have been increased for club facility maintenance and security systems. He stated that the total proposed budget for fiscal year 2003/2004 is \$800,000. Mr. Williams explained the budget process and advised the Board that alterations can be made to change the budget before a final budget is adopted. Mr. Williams explained to the Board that the hearing for the adoption of a final budget (within statutory guidelines) will be held on July 1, 2003. He asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On MOTION by Mr. B. Brown, seconded by Mr. E. Brown, with all in favor, the Board adopted the Fiscal Year 2003/2004 Proposed Budget and approved Resolution 2003-10, setting the public hearing for July 1, 2003 at 11:00 a.m. for The Groves Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Not present.
- B. District Engineer  
Mr. Morrow stated that the District has applied for sewer and water permits for Club Villas Phase II and III. He stated that Club Villas is approved and ready for construction. Mr. Morrow explained to the Board that there will be a bidding process conducted, and the intent is to have the submitted bids due by the end of May. This will enable the bid to be awarded at the June meeting, and construction will begin in June.

Mr. Morrow stated that there is an appointment scheduled with the Development Review Committee of Pasco County for June 19, 2003. He stated that the contact person to obtain a bid package is Lillian Perone at Landmark. He explained that a minimum of 24 hours notice needs to be given to obtain a bid package, and the charge is \$20.00 to cover the cost of printing. Mr. B. Brown asked if there were any specific contractors that have expressed interest in the project. Mr. Morrow stated that Ripa & Associates and Wal Den Greene had expressed interest in the project. Mr. Williams asked Mr. Morrow what the description of the project should state for the advertisement. Mr. Morrow stated that the description should indicate infrastructure for storm drainage, water and streets. He explained that there are separate bids for Phase II and Phase III.

Mr. Morrow stated that the preparation of the platting for the lots in Phases II and III is in process. Mr. B. Brown asked what the approximate completion date of the projects would be. Mr. Morrow stated that the proposed project completion is 120 days for both phases.

C. District Manager

Mr. Williams stated that the current Financial Statements were located behind tab 6.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and  
Audience Comments**

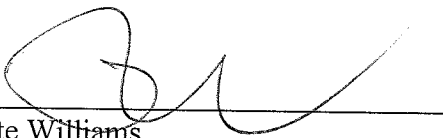
Mr. Williams stated that the next item on the agenda is Supervisor Requests and Audience Comments. The only audience members in attendance were those mentioned at the beginning of the meeting. He asked if there were any Supervisor requests. There were no requests or comments.

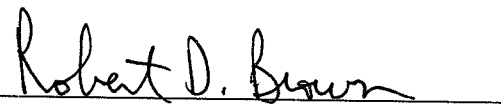
**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Williams stated that there were no other agenda items to come before the Board and asked for a motion to adjourn.

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

  
Pete Williams  
Secretary

  
Robert Brown  
Chairman