

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based

**THE GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on **Wednesday, May 4, 2005 at 11:00 a.m.** at The Groves Welcome Center located at 7943 Shaddock Place, Land O' Lakes, Florida 34639.

Present and constituting a quorum:

Bob Brown	<b>Board Supervisor, Chairman</b>
Steven Brown	<b>Board Supervisor, Vice Chairman</b>
Susan Brown	<b>Board Supervisor, Assistant Secretary</b>
Don Pratt	<b>Board Supervisor, Assistant Secretary</b>
George Schwappach	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Campbell	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Don Osborne	<b>Resident</b>
Bill Anderson	<b>Resident</b>
Audience Members	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Campbell called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting on  
April 6, 2005**

Mr. Campbell opened the meeting giving the Board opportunity for any additions, deletions or corrections to the April 6, 2005 Minutes of Meeting. Mr. Pratt pointed out for the explanation of Mr. Campbell to provide detail information regarding the statement made in the Fifth Order of Business. Mr. Campbell explained the tape of the meeting was inaudible, and certain points were not accessible for the Administrative staff to transcribe detailed information due to recording issues. He quoted, that Mr. Steve Brown said that it would be taken care of in the next 7 to 10 days, and in fact it was. As amended by Mr. Pratt, it was agreed to make the correction to the April 6, 2005 Minutes of Meeting.

<p>On a Motion by Mr. Brown, seconded by Mr. Pratt, with all in favor, the Board of Supervisors approved the Minutes of Meeting of the Board of Supervisors' meeting on April 6, 2005, as corrected, for The Groves Community Development District, as Amended.</p>
---

**THIRD ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April**

On a Motion by Mr. B. Brown, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April for The Groves Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for May**

A discussion ensued regarding the Ecological Consultants of semi- annual pond monitoring. Mr. Brown explained that the wetland monitoring of the two mitigation areas and assured that through their five-year maintenance program the planted vegetation is completed and growing.

A question was addressed regarding the contract with Fizzio Fit Fitness Service and the feasibility of it being necessary to pay a monthly fee of \$720 a month to maintain equipment and exercise room. The discussion ended with the Board explaining the fees were correct as it included a trainer and instructor for the fitness center. Mr. Campbell motioned for approval.

On a Motion by Mr. G. Schwappach, seconded by Mr. S. Brown, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May for The Groves Community Development District.

Following the Motion, a question was addressed regarding the timeliness of the Operations and Maintenance Expenditures. Mr. Campbell explained with the meetings being scheduled the first week in the month, there is not sufficient time to present the Expenditures well in advance before the hearing.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2000 Construction  
Requisitions #381-#386**

Mr. Campbell read in detail Requisitions #381-#386 along with the dollar amount. A question was addressed as to the Requisition for Central Florida Testing Laboratories. It was explained that Central Florida Testing performs soil testing for asphalt paving and taking core samples after the actual paving to monitor the base materials. A discussion ensued explaining that this particular requisition was due to the new Phase 3 project. Mr. Campbell ended the discussion explaining the Central Florida Testing and RIPA Associates were requisitions for the Phase 3 Project.

On a Motion by Mr. B. Brown, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors approved the Series 2000 Construction Requisitions #381-#386 for The Groves Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Policy for Board  
Supervisor Compensation**

Mr. Campbell explained the provisions regarding the policy for compensation of the Board members. Previously, the Board had elected to not receive compensation for any of the Board members. But due to recent change over of the Board, a recommendation was made for this consideration. Mr. Campbell opened motion for the Board to consider. A discussion ensued regarding electing certain Board members compensation. Mr. Pratt elected to receive compensation.

Mr. Campbell continued the discussion with the request of Mr. Pratt regarding the existing Operations and Maintenance Budget for the Fiscal Year 2004/2005 that has a line item for supervisor compensation without an existing dollar amount. Mr. Campbell advised the Board to consider a compensation amount in the budget for the upcoming Fiscal Year 2005/2006 budget, which would be discussed in the June meeting, and at that point it would start the 60-day window to consider any changes in the budget. In conclusion, with the request to elect compensation, Mr. Campbell advised the Board to consider an alternative funding source to compensate Mr. Pratt accordingly. The Board decided to table this item for consideration until the start of the Fiscal Year budget 2005/2006.

On a Motion by Mr. Schwappach, seconded by Ms. Brown, with all in favor, the Board of Supervisors tabled the consideration of Board Supervisor compensation until the process for the Fiscal Year 2005/2006 Budget for The Groves Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No Report.

C. District Manager

Mr. Campbell began a discussion regarding correspondence from SWFWMD. He noted to the Board regarding a follow-up on a discussion that occurred at the regular meeting in April 2005. The Board requested Staff to draft a letter to SWFWMD regarding the possibility of whether or not maintenance could be performed by an outside entity or the Development entity for the wetland conservation areas located just inside Melligold Circle, as well as, the larger pond that separates the Groves from the Wilderness Lakes Community on the northeast side of Melligold Circle. The letter was submitted, but no feedback was received from SWFWMD. Mr. Campbell stated that he had contacted Mr. Bartos regarding the receipt of the letter and stated that Mr. Bartos would correspond back accordingly. Upon receipt of feedback documentation from SWFWMD, Mr. Campbell stated he would then provide it to the Board for disclosure purposes.

Mr. B. Brown made a request to lead representation for the meeting with SWFWMD regarding the physical inspections at the The Groves. The Board appointed Mr. Bob Brown to meet with SWFWMD to review the stipulations. Mr. Campbell suggested that due the Sunshine Law, it was best to take notes and not to go fully into discussion with SWFWMD. A motion was approved to allow Mr. Pratt, Mr. Brown and District staff to work with SWFWMD on any subsequent meetings to come up with alternatives should SWFWMD chose to perform a site visit.

On a Motion by Mr. Steven Brown, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors authorized to allow Mr. Pratt, Mr. Brown and District staff to work with SWFWMD on any subsequent meetings to come up with alternatives should SWFWMD chose to perform a site visit for The Groves Community Development District.

Mr. Brown addressed an issue regarding the status of the pending lease agreement for Recreational Vehicles. Mr. Campbell stated that in a previous meeting the Chair was authorized to work with District Counsel on the finalization of the agreement.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor Request and Audience Comments and Questions**

Mr. Campbell stated that the next item on the agenda was Supervisors' requests and audience comments. He stated that there were members of the audience present, Mr. Osbourne and Mr. Anderson. Mr. Campbell asked if there were any questions from the audience members. There were none. Mr. Campbell asked if there were any Supervisor requests.

Mr. B. Brown stated with regards to the janitorial fee agreement between The Groves Community Development District and the Homeowners Association, an indication was made to pay 50% of the janitorial fee. Mr. Brown submitted an agreement to Mr. Campbell. Regarding the Electricity Fee Agreement, the District agreed to pay on the first of every month 33.33% of the bill which covers the watering of common areas.

Mr. Campbell addressed for clarification who would receive the physical bill, the District or the Homeowners Association. It was noted that the Homeowners Association receives and pays the bill, and the District would reimburse the HOA retroactive effective January 2005. The Homeowners Association would then invoice the District the 33.33% portion of the bill once a month.

Another issue was raised regarding the Lease Agreement between the District and the Management Association for the leasing of the RV parking area. It was noted by Mr. Brown that a schedule was needed with regards to the rentals. Mr. Brown addressed the question regarding the CDD having 15 existing tenants in the RV compound and when the CDD leases the compound to the HOA, they will become the HOA tenants. A request was made to make changes to the existing terms and to produce a schedule to reflect the transition and to credit the HOA. Finally, it was decided to execute the agreement between the District and the HOA.

The next item discussed pertained to landscape bids for Tract E for the installation of a hedge line to buffer the community from U.S. 41. Florida Gardens was the lowest bidder at \$12,000, but this amount was not allocated in this fiscal year's budget. A discussion ensued regarding the Options 1, 1a, 2, and 2a, proposed with Florida Gardens. After a brief detailed discussion of the Options, the Board decided to consider Florida Gardens in the upcoming fiscal year 2005/2006 Budget.

Mr. Brown concluded the discussion submitting the original landscape maintenance agreement with Florida Gardens and Landscaping that expired as of June 2002 to Mr. Campbell. He explained that a few common areas were added to the agreement. Mr. Campbell explained that due to the upcoming fiscal years budget, Florida Gardens will need to revise their contract to reflect the anticipation of their expenditures and increase their contract amount to reflect the new changes for the Fiscal Year 2005/2006.

Mr. Pratt asked for a copy of the financial statements. Mr. Campbell stated that February financials were already submitted. A discussion ensued regarding the expenditures of \$190,000 expenditures that were not included for February, 2005. Mr. Campbell stated that he would do a follow-up on this request with the District staff, as well as advising the Board to address their questions with the District Accounting Staff.

A question was addressed by Mr. Pratt regarding the audit. It was decided that the Board would like to discuss the audit process for Fiscal Year September 30, 2003. Mr. Campbell advised that the District would arrange to have the Senior Staff Accountant responsible for working with the auditors, on the next agenda for next month's regular meeting, to discuss this issue, as well as arrange for the auditor to be present as well. The Board stated that they would provide a list of questions in advance that they would like to have addressed. The Board also agreed that they would like to have their audits done well in advance before the deadline, if not, then they would like to have another auditing firm to provide a quicker turnaround service. Mr. Campbell advised that this option may cost the District more in the long run. In resolution to this situation, Mr. Campbell suggested to have the District office follow-up with resolving this issue.

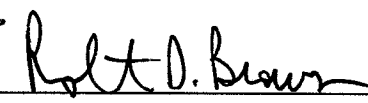
**NINTH ORDER OF BUSINESS**

**Adjournment**

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



Matthew L. Campbell  
Secretary



Robert D. Brown  
Chairman