

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, December 7, 2005** at **10:00 a.m.** at The Groves Welcome Center located at 7943 Shaddock Place, Land O' Lakes, Florida 34639.

Present and constituting a quorum:

Bob Brown	Board Supervisor, Chairman
Stephen Brown	Board Supervisor, Vice Chairman
Don Pratt	Board Supervisor, Assistant Secretary
George Schwappach	Board Supervisor, Assistant Secretary
Susan Brown	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

Debby Bayne	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on November 2, 2005

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on November 2, 2005. He asked if there were any additions, corrections or deletions to the minutes. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Pratt, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting November 2, 2005 for The Groves Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the Operation and Maintenance Expenditures for November that occurred within the District from October 1 through October 31, 2005 totaling \$43,206.79. He asked if there were any questions or comments. A comment was made that many of the items were September expenses and were accrued in the previous year, thus effectively reducing the overall available balance. Mr. Hallberg stated that if there were no other questions or comments, he would entertain a motion to approve these expenditures.

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

FOURTH ORDER OF BUSINESS

**Consideration of Series 2000
Construction Requisitions #402 & #404-
#409**

Mr. Hallberg stated that the next item on the agenda was the consideration of Series 2000 Construction Requisitions #402 and #404-#409. He stated that these have all been approved by the Chairman and District Engineer. Mr. Hallberg briefly reviewed the requisitions, stating that requisition # 402 was payable to Landmark Engineering & Surveying Corporation in the amount of \$14,907.83, #404 to RIPA & Associates, Inc. for \$31,159.80, #405 to Landmark Engineering & Surveying Corporation for \$2,194.75. #406 to Landmark Engineering & Surveying Corporation for \$9,794.00, #407 to RIPA & Associates, Inc. for \$87,919.42 , #408 to Landmark Engineering & Surveying Corporation for \$300.00 and #409 to Landmark Engineering & Surveying Corporation for \$3,609.00. He asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

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 #402 and #404-#409 for The Groves Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Contract with Florida
Gardens for Planting along Highway 41**

Mr. Hallberg stated that the next item on the agenda was the ratification of the contract with Florida Gardens to plant a buffer zone along US HWY 41. Mr. B. Brown explained that he asked that this be brought before the Board to ratify his approval of the total contract in the amount of \$12,973.50 with Florida Gardens, which was more than what was approved at last month's meeting.

Mr. Brown stated that he approved the larger plants based on the fact that seven gallon plants were planted four or five years ago along Festive Grove and the need to have more growth along US HWY 41 faster than planting the smaller plants could provide. He stated that while, Florida Gardens honored their pricing, they were not able to get the irrigation company to honor their pricing and the new contract totals \$12,973.50. Following a brief discussion, Mr. B. Brown made a motion to ratify the Florida Gardens' contract.

On a Motion by Mr. B. Brown, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors ratified the execution of the contract with Florida Gardens for planting along US HWY 41 totaling \$12,973.50 for The Groves Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Granting Additional Easement Area on Festive Groves to Shopping Center Site

Mr. Hallberg stated that the next item on the agenda was the consideration of granting an additional easement area on Festive Groves to the Shopping Center. Mr. Hallberg asked the Chairman to address this issue. Mr. B. Brown distributed and read a letter that was received from TerraBrook requesting an additional easement for the shopping center. He explained that the District has already granted an easement for a turning lane and a pedestrian walkway, but when actual plans were drawn up it was determined that the easement was not enough for TerraBrook to meet Pasco County standards for safe turning lanes. Mr. B. Brown stated that, in his opinion, the easement would benefit the District and asked that the Board approve the request for an additional easement and authorize him to execute the actual documents upon review by District Counsel. A brief discussion ensued. Mr. Hallberg stated that if there was no further discussion, a motion to approve would be in order.

On a Motion by Mr. B. Brown, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors approved the granting of an additional easement area on Festive Groves for the Shopping Center and authorized the Chairman to execute the necessary documents upon review by District Counsel for The Groves Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
Not present.

C. District Manager

Mr. Hallberg stated that he has spoken with both Ms. Kelly Evans the Lodge Manager and Ms. Janice Snow at Wilderness Lake regarding whether or not boating is allowed on "No Name Lake". They stated that while there is no written policy, boating is only allowed on the lake immediately behind the lodge. Mr. B. Brown stated that he would like to deny access to the lake for both swimming and boating.

A question was raised as to whether it was necessary to make another motion to this effect as one was made a few months ago restricting access until further notice. Following a brief discussion, it was decided that another motion making this restriction a permanent one would be in order. It was also noted that signs would not be installed at this time and fishing along the banks would be allowed.

On a Motion by Mr. B. Brown, seconded by Mr. Pratt, with all in favor, the Board of Supervisors denied access to the "No Name Lake" for swimming and boating purposes, but allowed fishing along its banks for The Groves Community Development District.

Mr. Hallberg stated that Mr. Vericker from District Counsel's office is currently working on the legal description and transfer of the Comfort Station from the District to the Homeowner's Association. He explained that Mr. Vericker has indicated that it will be ready for approval at the January meeting.

Mr. Hallberg stated that the next item on the agenda was a discussion of the SWFWMD permit condition violations on Ruby Red Way and Sunsweet Court. He stated he has been working with Mr. Pratt and Ms. Bayne on this issue. He explained that he has spoken with Gina Sowders from SWFWMD regarding the plan of action that needs to be submitted by December 15, 2005 and she is satisfied with the proposal to have Donald Richardson of Ecological Consultants submit a plan for the mitigation repairs. Once the plan has been approved, the work will be completed and billed back to the residents. A discussion ensued regarding the mitigation repairs needed to bring the District back into compliance, notification of the residents of the pending repairs and costs and the need to reestablish boundary lines.

(Ms. Brown joined the meeting in progress).

Mr. Hallberg asked for a motion to authorize Staff to contract with Ecological Consultants to prepare a plan for repairing the mitigation damage.

On a Motion by Mr. B. Brown, seconded by Mr. Pratt, with all in favor, the Board of Supervisors authorized Staff to contract with Ecological Consultants to prepare a plan for repairing the mitigation damage on Ruby Red Lane and Sunsweet Court for The Groves Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Hallberg stated that the next item on the agenda was Supervisor requests and audience comments.

Mr. B. Brown stated that he has received a letter from John Sterns regarding some items that need to be addressed at the tennis courts. He stated that all of the items have been addressed and / or purchased as requested.

Mr. B. Brown also asked for clarification on the issue of cleaning the ditches behind Cleopatra and Nectarine Drive. He asked who would be providing the permits that need to be submitted to SWFWMD and what liability does the CDD have for any resident who might be injured while doing the work. Mr. Hallberg stated that on Ms. Sowders' last visit, she declared that rim ditches are not part of the mitigation areas and permits are not needed. Following a brief discussion, it was decided that planting in these areas is really a Homeowner's Association issue and a request was made that a list of approved plants be provided to homeowners. Mr. Hallberg stated that he would request a short list of appropriate plants from Ecological Consultants. It was noted that it would be beneficial to color code a site plan outlining who owns what and where it is acceptable to plant or mow and where it is not. A recommendation was made that all the deed transfers be recorded with the dates, etc. for historical purposes.

Mr. B. Brown stated that, in response to the resident's earlier question, the Landmark Engineering invoices have to do with the construction in Phase III and IV and are for surveying boundary markers for lots and roads, fill markers and base material markers for roads, etc. It was explained that ultimately these costs are paid by the Developer.

Mr. Pratt asked that budget details be provided to the Board regarding expenses / repairs relating to the clubhouse, tennis courts, fitness center, etc. outlining what has been spent in each area rather than just a lump sum. It was stated that this could be accomplished. It was also stated that it may be necessary to utilize some of the reserve money to upgrade items at the clubhouse and fitness center as the budgeted amount of \$20,000 probably will not meet those expenses. Mr. B. Brown cautioned against using too much of the reserve as its purpose is to provide a buffer for expenses incurred between the time the Fiscal Year budget begins and revenue is collected. A brief discussion ensued.

Ms. Brown stated that a recommendation has been made to change the media center to a kiosk system that would eliminate access to the configuration of the computer and protect it from viruses. She explained that the kiosk system is used at public libraries to protect their computers and the cost is \$200 per computer. Ms. Brown recommended that the Board approve this expenditure as the cost of repairing the computers is increasing. A brief discussion ensued about this issue and the possibility of setting up a separate network for these computers. A recommendation was made to replace the battery backup for each of the eight computers and the three CPU's that are currently down. Following a brief discussion, it was decided to reduce the number of computers in the lab to five as usage history suggests that would be a sufficient number. Mr. Schwappach made a motion.

<p>On a Motion by Mr. Schwappach, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved a reduction of the number of computers in the media system to five and to implement a closed network server and kiosk system for The Groves Community Development District.</p>

Mr. Hallberg asked if there were any other Supervisor requests. Hearing none, he asked if there were any audience comments. A resident inquired as to what legal authority the District has to invoice residents for repairs to the mitigation areas for their encroachment of District property. Mr. Hallberg stated that he would research this issue with District Counsel. A brief discussion ensued.

A resident inquired as to the need for the left hand turn lane on Festive Grove for the shopping center rather than going up to the signal light. Mr. B. Brown stated that the County is requiring the turning lane to ease the flow of traffic. It was stated that the developer of the shopping center will be paying for all the expenses.

Other concerns were expressed regarding the utilization of one firm or individual handling the management of both the District and the HOA, plants that will be removed as part of the construction of the turning lane on Festive Groves, the decision not to put "No Boating Signs" up by the lake and rear access to the development. However, no Board action was taken.

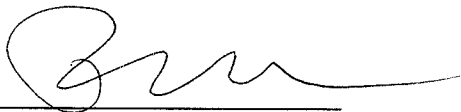
Mr. Hallberg stated that he included the information on the revisions to the District insurance in the agenda packet for the Boards' information.

NINTH ORDER OF BUSINESS

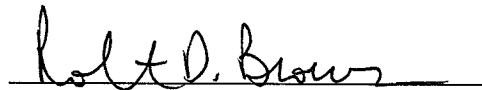
Adjournment

Mr. Hallberg stated that there was no other business scheduled to come before the Board. He asked for a motion to adjourn.

On a Motion by Mr. Pratt, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors adjourned the meeting at 11:30 a.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman