

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, January 4, 2006 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 <i>(joined the meeting in progress)</i>
Susan Brown	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robins & Williams
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 December 7,
2005**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on December 7, 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. B. Brown, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting December 7, 2005 for The Groves Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the Operation and Maintenance Expenditures for December that occurred within the District from November 1 through November 30, 2005 totaling \$53,882.31. He asked if there were any questions or comments. Mr. Pratt questioned the debt service transfer of \$635.25 and the invoice from Jani-King of Tampa Bay for \$2,701.00. It was explained that the invoice for Jani-King was for the stripping and re-waxing of the floor at the Clubhouse. Mr. Hallberg stated he would research the issue on the debt service transfer. With no other comments being heard, Mr. Hallberg asked for a motion to approve.

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 December totaling \$53,882.31 for The Groves Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that he prepared the deed transfer on the Comfort Station property that the District is transferring to the HOA. He asked that the Board approve the execution and filing of said document.

On a Motion by Mr. B. Brown, seconded by Mr. S. Brown, with all in favor, the Board of Supervisors approved the execution and filing of the deed transfer of Tract "L-3" (the Comfort Station) to the HOA for The Groves Community Development District.

(Mr. Schwappach joined the meeting in progress)

A brief discussion ensued regarding the absence of information in the minutes of previous District transfers. It was noted that as part of the transition process from the Developer, confirmation on all properties transferred will be made to ensure that all liability is no longer the Developers and belongs to the appropriate party.

(Ms. Brown joined the meeting in progress.)

B. District Engineer

Not present.

C. District Manager

Mr. Hallberg stated that the District's insurance policy will be renewed for next year, however, there will be a rate increase. He stated that he plans to contact Brown & Brown to ascertain more details on the actual amount, but wanted to alert the Board of the need to keep this in mind when preparing next year's budget.

Mr. Hallberg asked Mr. Pratt to provide an update on the mitigation issue on the pond located between Sunsweet court and Ruby Way.

Mr. Pratt stated that on November 15th the District and two residents were put on notice that the District was in violation of the Community Covenants and Regulations by cutting and removing vegetation from the pond banks. He explained that he and Mr. Hallberg had met with Mr. Richardson from Ecological Consultants, Inc. It was determined that the areas cut were minimal and the vendor provided a proposal to replant the area for \$207.75. Mr. Pratt stated that in discussing the situation with the residents involved, it appears that the damage was not intentional. He asked that the District pay for the repairs, with the understanding that this does not preclude the right of the District to hold residents liable for any future damages. Mr. Hallberg stated that District Counsel is preparing a policy on this issue.

Mr. Hallberg stated that both he and Mr. Richardson have spoken with SWFWMD and they have accepted the proposal to replant the area. A brief discussion regarding providing residents with information on mitigation areas and the restrictions ensued.

With no further discussion being heard, Mr. Hallberg asked for a motion to approve payment of the repairs by the District.

On a Motion by Mr. Pratt, seconded by Mr. Schwappach, with all in favor, the Board of Supervisors approved paying Ecological Consultants, Inc. \$207.75 for repairs to the mitigation area on the pond between Sunsweet Court and Ruby Way for The Groves Community Development District.

FIFTH 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. Hallberg stated that there were audience members in attendance. No audience comments were made. Mr. Hallberg asked if there were any Supervisor requests.

Mr. Pratt inquired if the lease for the HOA was executed. Mr. Hallberg stated that it was and provided Mr. Pratt with a copy of the lease. Mr. Pratt stated that at a previous meeting, a resident (Roger Peters) asked to review the District's accounting records. Mr. Pratt inquired if this was done. Mr. Hallberg stated that to the best of his knowledge, Mr. Peters has never made an appointment to review the Accounting records for the District.


A discussion was held regarding the green areas within the District. It was stated that additional green areas were required by Pasco County when permitting was acquired for Phases III and IV. Mr. Brown explained that the design of the community had to be modified but the total number of lots remains the same.

SIXTH ORDER OF BUSINESS

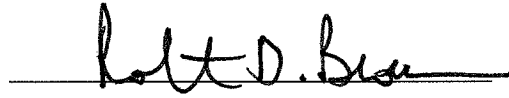
Adjournment

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. B. Brown, seconded by Mr. Pratt, with all in favor, the Board of Supervisors adjourned the meeting at 10:39 a.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman