

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, March 1, 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
Susan Brown	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robins & Williams <i>(via speakerphone)</i>

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 February 1, 2006

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on February 1, 2006. 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 February 1, 2006 for The Groves Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the Operation and Maintenance Expenditures for February that occurred within the District from January 1 through January 31, 2006. He briefly reviewed the expenditures totaling \$103,939.70. Mr. Hallberg asked if there were any questions. Hearing none, he asked for a motion to approve.

On a Motion by Mr. B. Brown, seconded by Mr. S. Brown, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February totaling \$103,939.70 for The Groves Community Development District.

FOURTH ORDER OF BUSINESS

**Resident Request for Installation of a
Horseshoe Pit and Purchase of Table
Tennis Equipment**

Mr. Hallberg stated that the next item on the agenda was a resident request for installation of a horseshoe pit and purchase of table tennis equipment. He explained that he received a letter from a resident requesting these items. A brief discussion was held regarding the maintenance requirements of installing a horseshoe pit and potential usage should it be approved. A suggestion was made that if approved the pit be placed somewhere where the clanking would not disturb those at the pool or where the typically unkempt appearance would not detract from the community. Mr. Vericker stated that he would have to research the issue of allowing residents to build the horseshoe pit. It was agreed that Ms. Brown would place a survey in the next newsletter to determine community interest. She stated that she has had more requests for a pool table than a table tennis. However, having the ability to open and close the table would be a benefit. Board action was tabled pending the results of the survey. Mr. Hallberg stated that he would place this item on the May meeting agenda.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that in speaking with Mr. Hallberg, they decided that he would be attending meetings by phone unless there was a major issue. This would be a more cost effective means of providing services. He stated that Mr. Hallberg had asked him a question regarding the golf course and any liability that might arise given the closeness of highway 41 to one of the fairways once the widening project is completed. Mr. Hallberg stated that he has met with the Florida Department of Transportation regarding the plans for the widening project. He briefly reviewed the plans and their impact on the community. A brief discussion ensued.

Mr. Vericker stated that given the proximity of the planned road to hole #2 it is wise to consider this issue. He stated that given the fact that the Golf Course is owned and operated by the Homeowner's Association the liability to the District is Minimal. He explained that even if the District was found liable for damages caused from the golf course, the District has statutory limits on its tort liability regarding claims exceeding \$100,000 and should have insurance coverage for any claims under that limit.

Mr. Hallberg stated that the District has adequate coverage. He recommended that a discussion be held with the Homeowners' Association regarding the possibility of installing netting, similar to what is on the driving range, as a precautionary measure. Following a brief discussion, it was decided that this was an issue that does not require immediate action and would not be a District decision.

A question was asked if the District would be required to install a wall to limit traffic noise. It was explained that residents have made this request to the Florida Department of Transportation and it is anticipated that it will eventually be brought before the Board. Mr. Vericker stated that if the District were required to provide such a wall it would have been included as a provision in the zoning. A brief discussion ensued.

Mr. Hallberg stated that he spoke with the Florida Department of Transportation regarding the vacant property at the end of the maintenance road. He explained that while they have purchased all the land they need for retention ponds, they may need it for drainage issues. Mr. Hallberg stated that should the need arise the District would be contacted. He also stated that since the District has no concerns with the design of the project he would not be attending the design meeting on March 31, 2006.

B. District Engineer

Not present.

C. District Manager

Mr. Hallberg stated that the District insurance increased from \$22,000 last year to \$47,000 for this year. He stated that he contacted the insurance carrier for a break down regarding the justification for the increase. He distributed the report to the Board and briefly reviewed it. Mr. Hallberg explained that the driving factor in the increase was the property value increases for the Clubhouse, swimming pool/spa, pump house and equipment, maintenance building, and the driving range net. He stated that the increase also reflects the addition of the conservation bridge, fishing pier, conservation walk, and golf cart bridges. Mr. Hallberg stated that it is necessary to have coverage comparable to a minimum of 80% of the value to ensure adequate coverage in the event of a catastrophic loss. He stated that Citizens Insurance has also included a \$3,016.30 assessment fee due to losses from last year's hurricane season. This fee is standard throughout the insurance field and would be part of any policy written in Florida at this time.

Mr. Hallberg stated that Brown and Brown Insurance offered to finance the cost of the policy at 12.9% interest or about \$2,000. He stated that in speaking with Mr. Schwappach regarding this option, in the absence of the chairman, it was decided that it was in the best interest of the District to pay the invoice in full. It was stated that this policy runs from February 2006 to February 2007. A brief discussion ensued regarding insurance rates and trends.

Mr. Hallberg stated that at the last meeting he discussed a discrepancy that he discovered regarding ownership of hole 16 and half of 15 of the Golf Course. He explained that Mr. Brown has since provided him with the documentation verifying ownership by the Homeowner's Association and the Property Appraiser corrected the error. Mr. Hallberg stated that he had copies of the deeds with him should anyone wish to review them.

Mr. Hallberg stated that he was concerned with the amount of money being spent on heating the pool. He stated that the District has already spent 61% of its yearly budget. Ms. Brown stated that these costs will decrease as they go into the summer months. She asked that Mr. Hallberg compare the costs by the month and determine if the increase is due to fuel cost increases or usage. A brief discussion ensued.

Mr. Hallberg stated that the information booklets are available for those wishing to run for election in November. They are available to anyone declaring their candidacy. He explained that resident must have six signatures, which can include registered voters within your own household. There is also the option of paying \$192.00. A question was raised regarding whether the District was in its sixth year and if so what determines that date. Mr. Hallberg stated that the District is in its sixth year and the date relates to when the first Landowner meeting was held. He stated that he would provide the exact date at the next meeting. A discussion was held regarding the requirements for holding a general election and whether or not the District met those requirements. Mr. Hallberg stated that the Supervisor of Elections has verified that the District has met all the requirements, including the 250 registered voters. He stated that he would provide additional copies of the overview distributed to the Board at the last meeting, for the purpose of providing general information to any interested residents. He explained that seat one would still be determined by means of a landowner election.

Mr. Hallberg stated that he and Mr. Pratt met with Mr. Richardson from Ecological Consultants regarding cleaning up the rim ditch on Nectarine Drive. He explained that SWFWMD does not care what the District does as long as the work does not go beyond the further bank and into the wetland area. Ecological Consultants have submitted a proposal for a one time mowing and chemical treatment in the amount of \$3,700.00 Mr. Hallberg stated that the fourteen residents living on Nectarine Drive understand that the cost would be shared by them and not the District. Following a brief discussion a motion was made to send a letter to the residents involved notifying them of the proposal details and costs that will be shared amongst them. It was noted that work would not commence until all the funds were collected. A notice will also be placed in the newsletter explaining the process these residents went through prior to obtaining permission for this project and informing others of the need to obtain permission for before completing similar projects.

On a Motion by Ms. Brown, seconded by Mr. Pratt, with all in favor, the Board of Supervisors authorized Staff to send a letter to the residents along Nectarine Drive notifying them of the details of the proposal to clean the rim ditch and associated costs that will be shared amongst them, as well as, informing them of Board approval pending receipt of the funds for The Groves Community Development District.

SIXTH 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. Mr. Hallberg asked if there were any Supervisor requests.

Mr. B. Brown requested that Mr. Vericker be given a copy of documents relating to the potential need of the Homeowners Association to be granted an easement to utilize roadways in general traveling east and west and north and south or roadways crossing across District roads. The easement would not include common areas or District Tracks. He stated that a sample easement was prepared a couple of years ago. Mr. B. Brown asked Mr. Vericker if the easement was even necessary given that those driving the golf carts generally have valid driver's licenses. Mr. Vericker stated that he would research the issue upon receipt of the related documents and report back to the Board.

Mr. B. Brown stated that he received a number of invoices from the Homeowner's Association relating to reimbursement for cleaning the clubhouse totaling almost \$16,000.00. He stated that it is his understanding that Staff was asking that a contract be in place between the District and the Homeowner's Association prior to payment being made. Mr. Hallberg stated that he was not looking for a contract, but did ask for some verification that the District has paid for this service in the past. He explained that the invoices were presented to him two weeks ago and given the fact that they date back ten months, he wanted to be sure that a precedent or policy was in place before approving payment. Following a brief discussion, it was decided that a motion should be made approving the reimbursement of labor costs for cleaning the Clubhouse.

On a Motion by Mr. B. Brown, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the continued reimbursement of 50 % of the labor costs for cleaning the Clubhouse for The Groves Community Development District.

Ms. Brown stated that when residents use the facility, they are responsible for cleaning and this relates strictly to general cleaning of the clubhouse.

Mr. Hallberg asked if there were any audience comments. A question was asked where the property line for the Homeowner's Association lies along hole #2 and if the netting would be on HOA or District property. Mr. B. Brown stated that the netting would be located on HOA property and he believes the boundary line is just outside the white split rail fence.

Another resident presented a list of concerns from the Homeowner's Association. He asked that the District request that the Department of Transportation use asphalt rather than concrete as the road surface for the Highway #41 widening project to reduce the amount of tire noise heard by the community. Mr. Hallberg stated that he would meet with representatives from the Florida Department of Transportation to discuss this issue. A request was made that the Board consider placing funding in next year's budget for planting trees and other landscaping plants along the fairway to help reduce the anticipated road noise associated with the widening project.

The resident stated that a depression is starting to form in the road at the end of Shaddock Place from the heavy construction and trash vehicle use. During a brief discussion, Mr. Hallberg suggested that the Homeowner's Association consider contracting with one firm to reduce the number and frequency of trash pick-ups.

Concern was expressed with the time that construction begins in the Connerton West Development and if anything can be done to prohibit construction vehicles on the road before 7:00 a.m. It was stated that Pasco County has a Construction Ordinance that limits construction hours to between 7:00 a.m. and 10:00 p.m. Mr. Hallberg stated that he would relay this concern to the Connerton West District Manager. A brief discussion ensued.

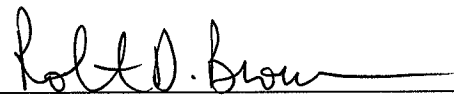
SEVENTH ORDER OF BUSINESS

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. S. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 11:40 a.m. for The Groves Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman