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**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 **Tuesday, October 2, 2007 at 10:10 a.m.** at The Groves Clubhouse, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637.

Present and constituting a quorum:

Don Pratt	<b>Board Supervisor, Chairman</b>
Dave Colflesh	<b>Board Supervisor, Vice Chairman</b>
Don Osborn	<b>Board Supervisor, Assistant Secretary</b>
Bill Anderson	<b>Board Supervisor, Assistant Secretary</b>
Jane Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Rick Dowswell	<b>Community Association Manager</b>
Jodi Roberts	<b>Assistant Community Association Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Pratt called the meeting to order and Mr. Hallberg performed roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meetings on August 22,  
August 27, and September 4, 2007**

On a Motion by Mr. Anderson, seconded and followed by a vote of all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting on August 22, 2007 for The Groves Community Development District.

On a Motion by Mr. Colflesh, seconded and followed by a vote of all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting on August 27, 2007 for The Groves Community Development District.

On a Motion by Mr. Osborn, seconded and followed by a vote of all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting on September 4, 2007 for The Groves Community Development District.

**THIRD ORDER OF BUSINESS**

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

On a Motion by Mr. Osborn, seconded and followed by a vote of four in favor and one against (Bill Anderson), the Board of Supervisors approved the Operation and Maintenance Expenditures Report of The Groves Community Development District for September totaling \$125,671.81 as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2000  
Construction Requisitions #437 & #438**

On a Motion by Mr. Anderson, seconded and followed by a vote of all in favor, the Board of Supervisors ratified payment of the Series 2000 Construction Requisitions #437 & #438 for The Groves Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of CDD to HOA Leases**

Discussion was held regarding various revisions to the lease agreements between the Board and the HOA for RV Storage and the Golf and Pro Shop. No Board action was taken, however, it was agreed that the revised agreements should be forwarded to the HOA for their review. Further discussion will be held following review by both entities.

**SIXTH ORDER OF BUSINESS**

**Review of Property Management Funding  
Agreement**

Revisions to the Property Management Funding Agreement and the contract with Greenacre Properties, Inc. were discussed, including record retention guidelines and the Board's authority regarding management decisions. No Board action was taken at this time.

**SEVENTH ORDER OF BUSINESS**

**Discussion on Job Description for  
Maintenance Manager**

On a Motion by Mr. Anderson, seconded and followed by a vote of all in favor, the Board of Supervisors approved the Maintenance Manager's job description and his 90-day performance review; as well as, authorizing a pay increase to \$35,000 a year with a monthly stipend of \$50 per month for cell phone usage to be effective immediately for The Groves Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion on Security Options for the District**

Following a brief discussion regarding security options and what is currently in place. The Board decided to table any action on this topic until it can be determined whether or not the desire for additional security justifies the expense. It was stated that further research regarding viable options was needed.

**NINTH ORDER OF BUSINESS**

**Discussion on Citrus Trees and General Landscape Maintenance**

Mr. Pratt reported on additional landscape maintenance needs and the condition of the citrus trees. It was stated that the cost to add the additional landscape services would still bring over all landscaping costs below the previous contract. Mr. Pratt stated that he had ordered an in depth study of the citrus trees throughout the committee at a cost of \$450 in order to obtain a plan to bring the trees back to a respectable condition. He explained that based on this study it may be necessary to contract out services for the care of the citrus trees. No official Board action was taken regarding these issues, however, it was stated that the decision should be left up to the Chairman.

**TENTH ORDER OF BUSINESS**

**Update on Unfinished Business**

On a Motion by Mr. Osborn, seconded and followed by a vote of all in favor, the Board of Supervisors approved upgrading the dog park at a cost of \$5,175 as a Capital Improvement Project for The Groves Community Development District.

A brief discussion was held regarding an unacceptable proposal that was received to repair the bridges. It was stated that cost was prohibitive and include a larger scope of work than what the Board felt was necessary. Mr. Hallberg stated that CRS Construction is currently working on another project for the District and has agreed to evaluate the bridges and provide an estimate to bring the bridges up to standards. No Board action was taken.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

A discussion was held regarding the issue of the oak trees that were planted between the oak trees and the sidewalks. Mr. Vericker recommended that the Board obtain written verifications of all decisions and approvals made by the County.

*(Mr. Vericker left the meeting.)*

B. District Engineer

Not present.

C. Community Association Manager

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Mr. Dowswell reviewed the report that was included in the Board Package. A brief discussion ensued. However, no official Board action was required.

D. District Manager

Mr. Hallberg stated that he anticipates that the rear gate access will be available within the next 30 days. A brief discussion ensued regarding permitting issues.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

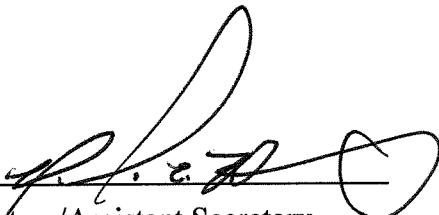
Supervisor comments were addressed regarding the status of the pool repairs. A suggestion was made to look into the cost of covering the pool and spa prior to making a Board decision regarding heating the pool at the next meeting. It was suggested that residents be notified of the costs to heat the pool and that the Board is considering whether or not to continue heating the pool. Updates were provided on other pending issues, but no Board action was taken.

Audience comments were entertained. However, no Board action was taken.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Colflesh, seconded and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting for The Groves Community Development District at 12:25 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman