
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 **special** meeting of the Board of Supervisors of The Groves Community Development District was held on **Thursday, June 18, 2009 at 7:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum:

Dave Colflesh	Board Supervisor, Chairman
Jane Thompson	Board Supervisor, Vice Chairman
Bill Anderson	Board Supervisor, Assistant Secretary
Sally Semple	Board Supervisor, Assistant Secretary
Don Osborn	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Matthew Huber	District Manager, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Colflesh called the meeting to order and Mr. Huber performed roll call confirming that a quorum was present.

SECOND ORDER OF BUSINESS

**Discussion Regarding Contracts Relating to
the District and HOA**

Mr. Colflesh stated that at the last meeting the Board had started a discussion regarding a new position for the District. He stated that this would be for an onsite CDD Administrator. Mr. Colflesh reviewed the job description for the position. Mr. Colflesh stated that this position does not require a CAM license. Discussion ensued. It was suggested having Rizzetta Amenity Services fill the position. The Board asked staff to have Rizzetta Amenity Services provide them with a proposal for a CDD Administrator/Amenities Manager.

It was asked if Ms. Semple needed to recuse herself from a vote on a management contract. Mr. Huber stated that he would check with Mr. Vericker.

Discussion ensued regarding the HOA wanting to retain the management contract. Ms. Semple recommended that the CDD agree to form a committee with the HOA to discuss the management of the amenities as the HOA is planning on requesting.

Mr. Huber explained that if a committee is formed which includes a member of the CDD and they make a recommendation then the meeting would have to be held within the Sunshine Law as an advertised public meeting. Discussion continued.

Mr. Colflesh stated that clubhouse cleaning issues are constantly coming up and that he would like to recommend that at the next meeting the Board consider making the janitor a full-time position rather than part-time.

Mr. Colflesh stated that he would like to ask for recommendations regarding the issues at the pool on the weekends. Discussion ensued regarding non-residents coming into the pool. Mr. Huber recommended including a part-time pool monitor for the weekends in the Amenity Services Proposal.

Mr. Colflesh stated that there had been some issues with parties in the ballroom. He stated that a resident had asked if someone could be at the concierge's desk when there are outside parties being held in the ballroom. Discussion ensued regarding raising the rental charges to cover the additional cost of a ballroom monitor. Mr. Hallberg stated that a rate change would have to be done in a public hearing.

Discussion ensued regarding the HOA leases. Mr. Colflesh stated that he had Mr. Vericker rewrite the leases in draft format. He stated that there would be no change in the rental costs and that he had Mr. Vericker include legal language that will hold the HOA responsible for the equipment repairs. Mr. Colflesh stated that there will be two leases, one for the Grill and one for the Pro Shop/Maintenance Building. He stated that Mr. Vericker was still preparing the draft leases. Discussion ensued regarding a minimum rental consideration (\$1.00 or \$10.00) for the Grill Lease if the HOA is responsible for maintaining the equipment. Mr. Colflesh stated that he had Mr. Vericker incorporate a clause into the leases stating that the HOA is responsible for the bathroom cleaning on the weekends. Ms. Thompson stated that this should also include the cleaning of the patios, fans, etc. Mr. Colflesh asked whether the CDD was exceeding Bond Counsel's 10% rule regarding leasing out public boundaries. Discussion ensued. Mr. Huber stated that this should be addressed with District Counsel.

Discussion ensued regarding the relationship between the CDD and the HOA. The Board agreed to call a recess if there were any more disturbances or outbursts at their future CDD meetings.

Ms. Thompson gave the Board an update on her contact with Pasco County regarding the water issue for the Garden Committee. Discussion ensued.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Not present.
- C. Community Association Manager
Not present.
- D. District Manager
No report.

FOURTH ORDER OF BUSINESS

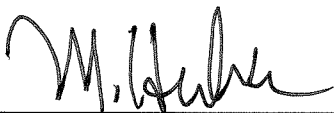
**Supervisor Requests and Audience
Comments**

There were no Supervisor requests and there were no audience members present.

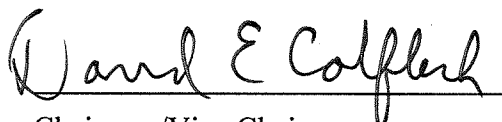
FIFTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Osborn, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors continued the meeting to Tuesday, June 23, 2009 at 2:00 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman