
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, July 7, 2009 at 10:00 a.m.** at The Groves Clubhouse, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637.

Present and constituting a quorum:

Dave Colflesh	Board Supervisor, 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.
Kelly Evans	Operations Manager, Rizzetta Amenity Services, Inc.
John Vericker	District Counsel, Straley & Robin
Rick Dowswell	Community Association Manager
Donna Pounds	On Site CDD Representative
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Colflesh called the meeting to order and Mr. Huber performed roll call confirming that a quorum was present. Mr. Osborn led all those present in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on held on June 2, 2009

Mr. Colflesh asked if there were any additions, corrections, or deletions. There were none.

<p>On a Motion by Mr. Anderson, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on June 2, 2009 as presented for The Groves Community Development District.</p>

THIRD ORDER OF BUSINESS

**Presentation of Operation and
Maintenance Expenditures for June 2009**

The Board of Supervisors reviewed the expenditures. Discussion ensued. No Board action was required.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Ballroom Cleaning
Issues and Rental Deposits**

Mr. Hallberg reviewed several emails he had received regarding ballroom cleaning issues. He stated that the \$500.00 deposit requirement was not being enforced. Mr. Colflesh suggested holding a Public Hearing to discuss the issues and a fee schedule. Discussion ensued regarding volunteer residents doing the cleaning for emergencies. The Board instructed Mr. Vericker to draft documents for an independent contractor. The Board entertained audience comments. Mr. Huber suggested having the proposed rates/fees ready for the September meeting and holding the Public Hearing at the October meeting.

On a Motion by Ms. Semple, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board of Supervisors authorized District Staff to advertise for a Public Hearing (at the October Regular Meeting) for Rules and Policies change (user rates) for The Groves Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Vegetable Garden
Committee Request**

Mr. Osborn gave the Board an update on the Vegetable Garden Committee Request. He recommended that the Board accept the proposal from CRS with a lock system for the water source.

On a Motion by Mr. Osborn, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board of Supervisors approved the Garden Committee's proposal from CRS (with lockable water source) for The Groves Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Bob Dietz's Letter to
the CDD dated 6-18-09**

Mr. Anderson gave his comments on Mr. Dietz's letter. He stated that he spoke to Bill Bouton regarding the laws pertaining to a CDD and that he attended the HOA meeting on June 30, 2009. Discussion ensued. Mr. Colflesh read his letter dated July 7, 2009. He recommended that the Board authorize District staff to send a response letter to Mr. Dietz. Mr. Colflesh recommended holding future joint CDD/HOA meetings to discuss and resolve the issues regarding the management of the clubhouse. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Consideration of a Proposal for a CDD Administrator

Mr. Hallberg stated that it would reduce the expenses for the CDD Administrator if the services were added to the current Rizzetta District Management Contract. He distributed a proposal from Rizzetta Amenity Services to the Board members. Ms. Evans reviewed the proposal for the Board. She stated that the proposal was for an Amenity Services Manager/CDD Administrator. Ms. Evans stated that the proposal was for a September 1, 2009 start date. She entertained comments and questions from the Board and audience members. Discussion ensued.

On a Motion by Mr. Anderson, seconded by Mr. Osborne, and followed by a vote of all in favor, the Board of Supervisors authorized District Management (pursuant to Chapter 190.007 of the Florida Statutes) to include the (Rizzetta Amenity Center Management Contract) in their services (subject to the Board approving the contract) for The Groves Community Development District.

The Board asked Mr. Huber to send notice to Green Acre Properties regarding vacating the office by September 1, 2009.

On a Motion by Ms. Semple, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board authorized District staff to amend the Rizzetta & Company, Inc.'s District Management contract to include the Rizzetta Amenity Services, Inc. contract for The Groves Community Development District.

Ms. Semple addressed the Board and audience members regarding the Funding Agreement between the CDD and the HOA which terminates on December 31, 2009. Discussion ensued regarding the Funding Agreement. The Board authorized District Counsel to send a notice of termination of the Funding Agreement effective December 31, 2009.

On a Motion by Ms. Semple, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board of Supervisors authorized District Counsel to draft a new Funding Agreement effective January 1, 2010 with the CDD and the HOA sharing the cost of the concierge for The Groves Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of "Draft" Pro-Shop and Maintenance Agreement Building Lease

Mr. Colflesh stated that the agreement would be effective January 1, 2010. He stated that he would like the Board to review the agreement. Mr. Colflesh stated that he asked District Management to provide copies of the agreement to the HOA so that they may also review it. He stated that he would like the Board and the HOA to provide their comments and/or changes to District Management so that it can be approved at the next Board meeting.

NINTH ORDER OF BUSINESS

Consideration of "Draft" Grill Lease

Same as previous business item.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. Community Association Manager
Ms. Pounds reviewed the monthly Management Report. The Board of Supervisors gave approval for disruptive pool/clubhouse guests to be removed by the police and prosecuted for trespassing.
- D. District Manager
No report.

ELEVENTH ORDER OF BUSINESS

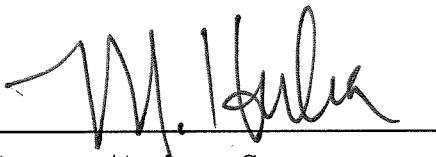
Supervisor Requests and Audience Comments

There were no Supervisor requests. Mr. Colflesh gave an update on the monitoring of the amenities The Board entertained audience comments with no further Board action taken.

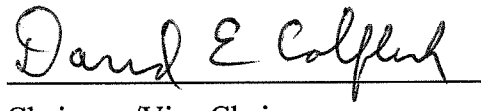
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Semple, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 12:00 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman