

**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, September 1, 2009 at 6:30 p.m.** at The Groves Clubhouse, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637.

Present and constituting a quorum:

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

Also present were:

Nils Hallberg	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b>
Tyree Brown	<b>Clubhouse Manager</b>
Kelly Evans	<b>Operations Manager, Rizzetta Amenity Services, Inc.</b>
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.

Mr. Colflesh asked the Supervisors if they had any additional items to add to the agenda. Mr. Osborn stated that he would like to discuss the possibility of having an orientation session for new residents. Mr. Anderson stated that he would like to have a discussion regarding the new gate at the pool. Ms. Semple stated that she would like to address a letter that she received.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Special Meeting held on June 18, June 23, and August 4, 2009**

Mr. Colflesh asked if there were any additions, corrections, or deletions. There were none. Mr. Osborn stated that he thought the August meeting should be an evening meeting since that is when the public hearing is held for the final budget.

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 minutes of the Board of Supervisor's special meeting held on June 18, the continued meeting held on June 23, and the regular meeting held on August 4, 2009 as presented for The Groves Community Development District.

**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Pro-Shop and Maintenance Building Lease and the Grill Lease**

Mr. Huber stated that he had distributed some additional language for the leases that Mr. Colflesh had emailed to him. Mr. Colflesh reviewed the leases and the additional language for the Board. Mr. Osborn stated that he would like trash removal included in the leases. Discussion ensued.

On a Motion by Mr. Anderson, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors authorized District Staff to incorporate the revised language to the Pro-Shop and Maintenance Building Lease and the Grill Lease and appointed Mr. Anderson to work with the HOA on finalizing the leases for The Groves Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Grill Lease**

Same as the previous business item.

**SIXTH ORDER OF BUSINESS**

**Consideration of a Concierge Agreement**

Mr. Colflesh stated that the HOA had received a copy of the Concierge Agreement and were making their comments and they would discuss it at their next Board meeting. He stated that the District would have to wait until then to proceed with this item. Discussion ensued.

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Mr. Dietz stated that he would like to see a scope of services for this position. Mr. Huber stated that Mr. Brown and Ms. Evans could work on this item.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Alcohol at CDD Meetings**

Mr. Osborn stated that he had asked this item be put on the agenda. A brief discussion ensued regarding alcohol consumption during CDD meetings. The Board decided to monitor the situation for the upcoming meetings.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Straley stated that he would work with District staff to get the Pro-Shop and Maintenance Building Lease and the Grill Lease in final form.
- B. District Engineer  
Not present. Mr. Hallberg gave the Board an update on the depression on Eustis St. He stated that the sanitary sewer system may have separated. Mr. Hallberg stated that the County is repairing it but the road is owned by the CDD and the District may be responsible for the resurfacing of the road after the repair.
- Mr. Hallberg gave the Board an update on the inspection of the storm water management system on holes nine through eighteen.
- C. Clubhouse Manager  
Ms. Evans introduced herself and Tyree Brown, the new Clubhouse Manager. She reviewed the previous clubhouse manager's monthly report for the Board.
- D. District Manager  
Mr. Huber reviewed Resolution 2009-09, Imposing Special Assessments and Certifying the Assessment Roll for the Board. It was stated that that the Assessment Roll reflected the proposed budget amount and needed to be revised to reflect the final budget amount.

On a Motion by Ms. Thompson, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board of Supervisors approved Resolution 2009-09, Imposing Special Assessments and Certifying the Assessment Roll (as revised) for The Groves Community Development District.

Mr. Huber stated that the next regularly scheduled meeting was would be held October 6, 2009 at 10:00 a.m.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Osborn stated that he would like Ms. Evans to have a new resident orientation. Mr. Huber stated that a Townhall meeting was scheduled for September 29, 2009 at 6:30 p.m.

Mr. Anderson stated that the mechanism to open the gate at the pool is too high and not wheelchair accessible. Ms. Evans stated that she had placed a call to the company that installed it and she would have it corrected.

Ms. Semple stated that she had received an anonymous letter dated August 25, 2009 from a concerned resident regarding Mr. Hallberg and a possible conflict of interest. She read the letter to the Board and audience and gave her responses to the allegations which she felt were unjustified.

*(The Board of Supervisors took a two minute recess)*

*(The Board of Supervisors returned to the meeting with all those originally present still in attendance)*

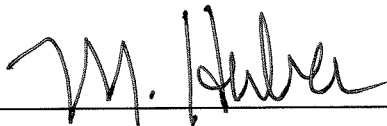
Discussion ensued regarding the anonymous letter.

The Board entertained audience comments regarding The Groves website, the garden club fence, requirement of disclosure of the CDD for re-sales, meeting advertisements, posting meetings on the bulletin board and website, and Vivicon dumping debris with no further Board action taken.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Colflesh, seconded by Mr. Anderson, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 7:58 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman