



Rizzetta & Company

The Groves Community Development District

Board of Supervisors' Regular Meeting March 1, 2022

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.thegrovescdd.org

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL 34637

Board of Supervisors	Bill Boutin	Chairman
	Richard Loar	Vice Chairman
	Jimmy Allison	Assistant Secretary
	James Nearey	Assistant Secretary
	Christina Cunningham	Assistant Secretary
District Manager	Gregory Cox	Rizzetta & Company, Inc.
District Counsel	Dana Collier	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

THE GROVES COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE □ 5844 OLD PASCO RD □ SUITE 100 □ WESLEY
CHAPEL, FL 33544
WWW.THEGROVESCDD.ORG

Board of Supervisors
The Groves Community
Development District

February 22, 2022

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of The Groves Community Development District will be held on **Tuesday, March 1, 2022 at 10:00 a.m.** to be held at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 34637. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Dog Park Renovation Presentation –**
Resident Volunteers.....Tab 1
 - B. Consideration of Securiteam Equipment Proposals.....Tab 2**
 - C. Consideration of Series 2007 Engagement Letter.....Tab 3**
 - D. Consideration of the Supervisor of Elections**
Facility Use Agreement.....Tab 4
 - E. Consideration of Steadfast Maintenance**
Agreement Addendum.....Tab 5
 - F. Discussion of a Storage Shed Installation**
 - G. Discussion of Reserve Study**
- 5. STAFF REPORTS**
 - A. District Counsel**
 - 1. Discussion of Conduct of Raffles at the Clubhouse.....Tab 6**
 - B. District Engineer**
 - C. Aquatics Report**
 - 1. February Waterway and Canal Reports – Steadfast.....Tab 7**
 - D. Client Relations Manager Update**
 - E. Clubhouse Manager**
 - 1. Review of February Report.....Tab 8**
 - F. District Manager**
 - 1. February 2022 District Manager Report.....Tab 9**
 - 2. Projects Management Plan Update.....Tab 10**

6. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on February 1, 2022.....Tab 11
- B.** Consideration of Operation & Maintenance Expenditures
For January 2022 (**under separate cover**)

7. SUPERVISOR REQUESTS

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Gregory Cox
District Manager

Tab 1

EXECUTIVE SUMMARY

PET PARK PROJECT

Overview

The Groves residents formed a team to work on reviewing our pet park. We have prepared an improvement proposal for your consideration. The team met to discuss issues and also noted the many benefits of our Pet Park. It is an important amenity to our community, which many people utilize. Pet Parks are becoming increasingly more important in residential developments and can be a determining factor in the purchase of a home.

The team listed all the positive aspects of the park and brainstormed areas needing attention. The team was then divided into two groups, one working on the physical requirements and one team to plan fundraising ideas. In order to make informed recommendations, we worked with our CDD manager, team members using their research, as well as recommendations from outside experts wherever possible.

We are requesting to use funds already budgeted in 2022 for the Pet Park approximately \$2500. There is money for the Pet Park in the Reserve Fund approximately \$11,000. This money is earmarked for a new fence in 3 years' time. The fence in the park is in excellent condition and we ask you to consider deferring the fence expenditure for 3 additional years. This will free up some money as the approximate amount for the park improvement recommendations are \$7800.

Included for Your Review:

- An Excel Spreadsheet with our Recommendations including: estimated Cost and Time Lines. This may serve as an Action Plan for the Project.
- Our Recommendations were Prioritized into 3 Categories - Immediate, Secondary and Future.
- A PowerPoint Presentation consisting of (14 SLIDES) with all our Back Up Materials including: Quotes, Pictures, and Education Information.
- Sod Report from discussions with Whitney Elmore, Ph.D., County Extension Director, University of Florida, Urban Horticultural Dept. Explaining the correct grass to use for our project.

Respectfully Submitted for Your Review

Pet Park Project – Mary Lou Zombory, Melinda Pearl, Donna Crouse, Kaeli Hobbs, Bill Daiek, Denise Edison, Sandra Block, Mike Spoon, Michelle Suchner, Cindy Stephens and Saraha Langley



Sod Information for The Groves Pet Park

This information is from my discussion and emails with Whitney Elmore, Ph.D., County Extension Director, University of Florida, Urban Horticultural Dept.

The best option and solution for our current grass issue is to sod the park using Bahiagrass. This is the best grass for areas that are both sunny and shady. It will also hold up to the wear and tear of dogs in the park. The sod needs to be laid sometime in April (mid to end of the month) to ensure successful growth. It must be watered daily for a least two weeks until the grass starts to take hold. Bahiagrass is best for sandy soils and hot temperatures. We need grass that can handle the heat and dry spells. Bahiagrass is a grass native to South America and is favored due to its resistant nature and fast growth. It forms an extensive, deep root system and can reseed itself from the seed heads that it produces, especially during the long days of summer. It has relatively few disease and insect problems.

In order to prepare the soil for the sod. First, we must fill in all the holes and level the ground to make it as even as possible. Once the sod is laid, we must fill in any gaps with top soil. It may be best to do this section by section in the park so the dogs do not have access to the new sod for at least two weeks.

Once the grass is taking hold, we can start to over seed it in the early fall to ensure thick growth. Iron fertilizer may be used to enrich the grass and should not affect the dogs. The grass will be dormant in the winter months, looking brown and dry. It is not dead just dormant it will come back again by March or April depending on the weather and the care that is taken such as, watering, filling any holes and possible treatments.

Everything we discussed can be backed up with resources provided from UF/IFAS.



Whitney Elmore, Ph.D.
County Extension Director
Urban Horticulture Agent
UF/IFAS Extension
Pasco County
P 352-518-0156
[36702 State Road 52](mailto:welmore@pascocountyfl.net)
[Dade City, FL 33525](mailto:welmore@pascocountyfl.net)
welmore@pascocountyfl.net
www.mypasco.net

“Serving Our Community to Create a
Better Future”

ITEM	RECOMMENDATION	WHO WILL ACTION	APPROX COST	TIME LINE	
	Remove fallen leaves and debris	CDD Maintenance	included in current payroll hours	COMPLETED	Leaf Removal needs to be on the regular weekly maintenance schedule
	Verify Park Sprinkler system is adequate and working	Yellowstone	included in current contract	COMPLETED	Redirect Sprinklers and repair sprinkler heads as needed
A	Verify if Park Drainage is adequate and functioning	CDD/ Yellowstone	To be provided	IMMEDIATE	To BE DETERMINED
B	Trim the 8 Oak Trees	Stutzman Brothers	\$500	IMMEDIATE	See Pictures and information
C	Remove 11 Pine Trees	Stutzman Brothers	To be provided	IMMEDIATE	See Pictures and information
D	Remove Ivy around base of oak tress replace with rock	CDD Maintenance	\$520	IMMEDIATE	See Pictures and information
	Verify correct GRASS for Pet Park UFL Report	Project Team	No Cost	COMPLETED	Whitney Elmore Director University Florida Pasco County Turf Report
E	Cost of Sod as per Report	CDD Maintenance	\$720	IMMEDIATE	See Estimate- Sod can be laid in April to ensure successful growth
	Apply Anti Snake Treatment outside park fence line	CDD Maintenance	No Cost	IMMEDIATE	We have enough to complete this years requirement- it's \$80 annually
F	Build "Dig Box"	CDD	\$100	IMMEDIATE	See Picture and information (Cost is for wood)
	Verify if tap in park has potable water	CDD/ Yellowstone	Included in contract	IMMEDIATE	To BE DETERMINED
G	Dog Watering Station (if no potable water available)	CDD	\$2,262	SECONDARY	See Picture and information
H	Purchase a Storage Shed for shovels etc.	CDD	\$400	SECONDARY	See Picture and information
I	Remove Decorative Fire Hydrant (Dog Hazzard)	CDD Maintenance	Included in current payroll hours	SECONDARY	See Pictures and information
J	Purchase Dog Agility Equipment	CDD	\$300	SECONDARY	See Picture and information
K	Double Gate at south end of park	CDD	\$1,000	FUTURE	See Pictures and information
L	Dog Wash Station	CDD	\$1,200	FUTURE	See Picture and information
M	Table & Umbrella for dog owners to use	CDD	\$800	FUTURE	See Picture and information
N	Improve Parking for Residents cars and golf carts	CDD	To be provided	FUTURE	See Picture and information
	Remove hedge in small dog park	CDD	No Cost included in payroll hours	FUTURE	Removal to ensure snakes do not hide in the hedges

CLEANING DRAINS – ITEM A

There are 3 drains that run along the east side of the sidewalk in the park. They are currently clogged and do not allow for adequate drainage. They need to be professionally cleaned by Yellowstone or someone that can preform this duty. There is no cost associated with this item as it is to be determined. It could be included as part of Yellowstone's contract we have no knowledge of this information.



TRIMMING ALL OAK TREES- ITEM B

There are currently 8 Oak trees in the park that all require trimming. This allows for more sunlight for our new sod, and fewer leaves and debris in the park. Based on the quote Stutzman Brothers gave for trimming the 73 trees on Melogold Circle (\$4600 for 73 trees) it works out to approximately \$63 a tree x 8 is approximately \$500. If you plan to also have them take out the Tall Pines then this price can be negotiated for both jobs.



REMOVAL of TALL PINES - ITEM C

There are 11 Tall Pines on the east side of the park along the fence line of the swamp. They add no value to the park and are in the sunniest part of the park. The way they are planted does not allow room for the dogs to run. These trees drop pine cones which the dogs eat. If we remove all of these Tall Pines it will allow more light and also more space to create a dog agility area.

See below the Tall Pines marked for removal.



REPLACE IVY surrounding OAK TREES with ROCK- ITEM D

The quote for rock is from Southern Aggregates Inc. Land O Lakes 813-996-550

The cost to replace the ivy with rock at the base of each oak tree will be approx. \$320.



Currently ivy is growing wild around the base of several oak trees (see picture on left) allowing for snakes to hide. Removing the Ivy and replacing with rock (see picture on right) is safer for the dogs and better for drainage and park esthetics.

COST of SOD - ITEM E

This quote is from Sod Depot, Land O Lakes, 813-232-1401

Cost for 1800 square ft (5 pallets) of Bahia SOD is \$720.20 this will cover the entire west side (road side) of the park with some additional sod for the east side. Most of the grass on the east side is in reasonably good shape. We can over seed with Bahia seed in the summer and early fall which will help it even out. This sod will be in stock and ready for pick up in April when the weather is optimum for it to be laid.

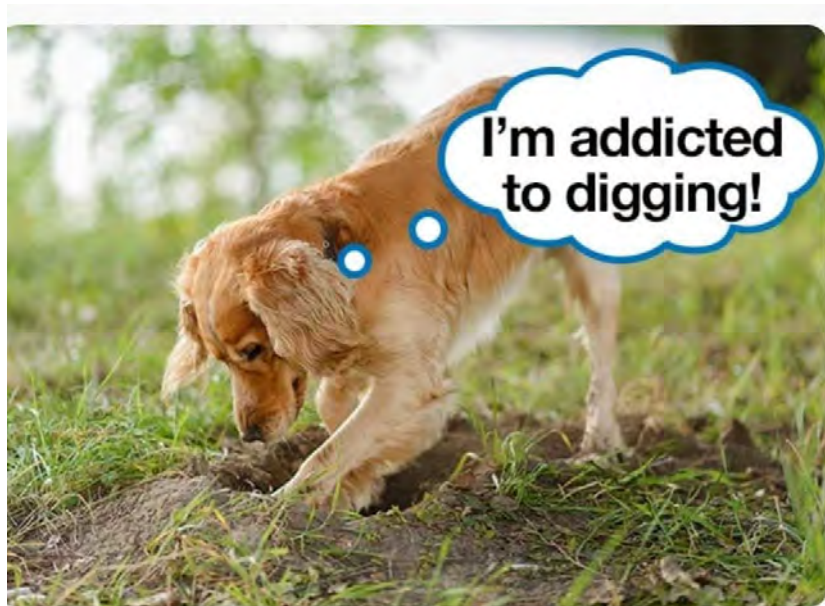
(This price is for pick up; delivery is extra)



Bahia

DIG BOX - ITEM F

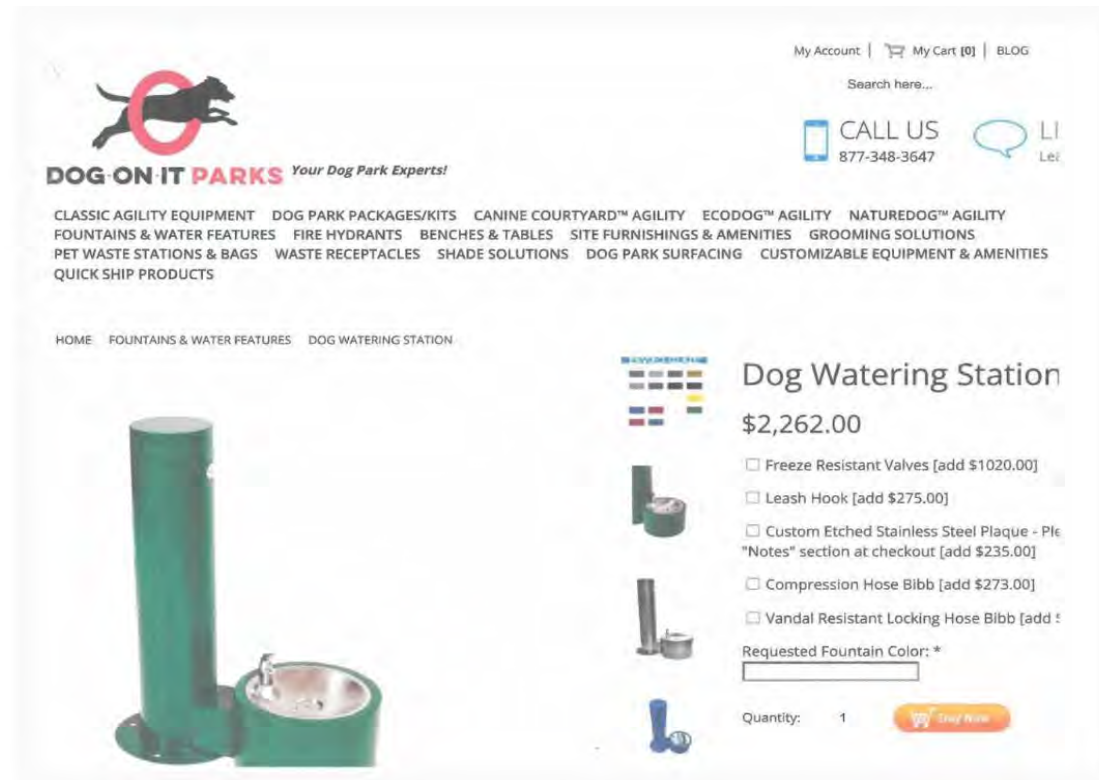
Our dog park currently has many holes dug by active dogs. It is difficult to suppress dogs from digging which is their natural behavior. It is easier to try and control where dogs are allowed to dig. By providing an area of the dog park that is clearly marked for digging, called a ‘DIG BOX’, we can better control this behavior. To create a distinct digging area (usually in a corner of the park) bordered by fence we can add a few 2 x 4’s to make a DIG BOX. This provides dogs with a specific area and freedom to dig. This will require some education of pet owners to introduce dogs who like to dig and train them only to do so in the “DIG BOX” thus saving our new sod from being ripped up.



DOG WATERING STATION - ITEM G

There is concern that the current watering system at the park is not safe for the dogs. The water is stagnant. The request we are making is to investigate if there is the potable water in the park and if possible add the dog watering station.

Here is an example of this type of system.



The screenshot displays the website for Dog On It Parks, which is described as "Your Dog Park Experts!". The top navigation bar includes links for "My Account", "My Cart [0]", and "BLOG", along with a search bar. A prominent "CALL US" button shows the number 877-348-3647. Below the header, a list of product categories is provided, including Classic Agility Equipment, Dog Park Packages/Kits, Canine Courtyard™ Agility, Ecodog™ Agility, Naturedog™ Agility, Fountains & Water Features, Fire Hydrants, Benches & Tables, Site Furnishings & Amenities, Grooming Solutions, Pet Waste Stations & Bags, Waste Receptacles, Shade Solutions, Dog Park Surfacing, Customizable Equipment & Amenities, and Quick Ship Products.

The breadcrumb trail indicates the current location: HOME > FOUNTAINS & WATER FEATURES > DOG WATERING STATION. The main product image shows a green, L-shaped dog watering station. To the right of the image, the product title "Dog Watering Station" is listed with a price of \$2,262.00. Below the price, there are several optional add-ons with checkboxes: "Freeze Resistant Valves [add \$1020.00]", "Leash Hook [add \$275.00]", "Custom Etched Stainless Steel Plaque - Please add a 'Notes' section at checkout [add \$235.00]", "Compression Hose Bibb [add \$273.00]", and "Vandal Resistant Locking Hose Bibb [add \$273.00]". A text input field for "Requested Fountain Color: *" is also present. At the bottom, the quantity is set to 1, and a "Buy Now" button is available.

STORAGE SHED - ITEM H

Below is an example of a Storage Shed to be used in the dog park to store shovels and other material for the park. This item is available at Home Depot.

Best Seller



Rubbermaid Big Max 2 ft. 6 in. x 4 ft. 3 in.
Large Vertical Resin Storage Shed



[Shop this Collection](#)

Model#1887156



\$399⁰⁰

FIRE HYDRANT REMOVAL - ITEM I

We were advised that this Fire Hydrant in the middle of the park is just decorative. If this is true and it is only decorative, we ask that it be removed. It is a hazard to the dogs. Many dogs have run into it and have been hurt. If it can't be removed, we need an alternative plan to protect the dogs



AGILITY EQUIPMENT – ITEM J

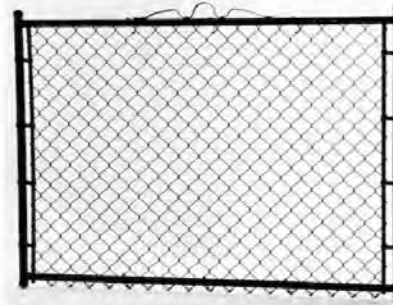
Below is an example of dog agility equipment. These items are inexpensive but they add enrichment for dogs so they have something to do in the park. Most area dog parks have this type of equipment. This is from a vendor called: vetSTREET, The cost is approximately \$250



DOUBLE GATE - ITEM K

The pet park currently has 3 entrances. 1 to the small dog park and 2 into the large dog park. The small dog park gate and 1 of the large dog park gates are double gated to allow for unleashing and leashing dogs, and as a safety precaution so if a gate is left open dogs do not run out into the street.

We are asking to add a double gate to the gate at the south end of the park. Here is a picture of the current double gate. The cost to add this additional gate closure is approximately \$1000



Color: Vinyl coated

4-ft H x 4-ft W Vinyl-Coated Steel Chain Link Fence Gate

DOG WASH STATION - ITEM L

This is an example of a Dog Wash Station that dog owners could use to rinse off their dogs. Approximate Cost \$1200 available at Walmart (On Line)



TABLE & UMBRELLA - ITEM M

With our plan to trim the oak trees to allow for more sunlight to help our new sod grow, there is a need for some shade for our pet owners. We are asking for a small table and umbrella to allow people to sit and have a coffee, or a place to put down a dog leash.

Here are two examples of something that would work for the park.



Metal Picnic
Table - 46"
Round, Black - ...



Samiyah 9' x 9'
Market Umbrella

ADDITIONAL PARKING - ITEM N

The current parking is very small and is difficult to get in and out due to the lift station. Currently there is only room for 2 vehicles or 3 golf carts. (See picture on Left)

A suggestion was made to add an additional parking lot on the south end of the park by the other entrance.(See picture on right) This is a long-term future plan, so no cost was associated with this request.



Tab 2



Entry Security System Upgrades

The Groves CDD

The Groves Golf & Country Club Amenity
7660 Melogold Cir
Land O Lakes, FL
(813) 996-0161

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1978

Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Kiosk in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service



Summary of Qualifications

Securiteam, Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- 25+ Years technical industry experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

Benefits of New Visitor Management & Resident Access Control System:


Our new cloud-based Visitor Management software solution that reads the license plate of vehicles to open the gates. Eliminates access control hardware.

Residents can connect anytime to update their personal and guest information and add license plates to regular visiting guests. Remote security guards can instantly search resident and guest information, often searching in less than five seconds.

Administrators can view and update, adding residents and permanent guests' information in all one cloud-based solution. Residents have unlimited access control capability.

Resident's access to software from any computer or mobile device and can add, edit and delete guest information, update their personal information, change their password, list additional residents, setup guest denial, if necessary, view their registered vehicles, add additional users.





- NO Bar Codes, Windshield tags or key fobs.
- NO cost for resident / guest license plate credentials.
- Cloud based software, NO on-site hard drive.
- Replaces access control hardware.
- Delivers overview video and images of the vehicle and the license plate.
- Provides robust, long-term data storage for ALPR data and plate images
- ONE software database for residents and guests.
- Reduces vehicle wait time at gate
- Residents receive a text message or call for guest entry
- Residents manage their guests online
- Setup guest denied if necessary




CLOUD-BASED ALPR ACCESS CONTROL

IZCLOUD ENABLES USERS TO CONTROL ENTRANCE/EXIT GATES REMOTELY.

By using vehicle license plates as a credential IZCloud , seamlessly controls vehicle flow through the entrance and exit gates for the employees, residents, visitors, and vendors. Vehicle Information Is stored in INEX's cloud-based IZCloud Access Software, which communicates with ALPR cameras installed at the entrances and exits. As a vehicle approaches an entry gate, its license plate is instantly recognized by the ALPR camera. If access for this license plate is active, the camera sends a signal to open the gate. If not, the gate will not open, and the system will send a notification message to the operator. Since the gate is controlled by reading license plates, vehicles can pass through without stopping at the gate (free-flow entry).




			
Streaming	Built-in Real-Time	Vehicle Speed	IP66 & IK10
Live Video	ALPR Engine	Up to 50 mph	Housing



ALL-IN-ONE ALPR CAMERA SYSTEM

IZA500G, UP TO 60 FT DISTANCE, ON EDGE PROCESSING ALPR SYSTEM

The IZA500G with processing-on-edge combines two sensors (OV and LPR), a quad core processor, and ALPR software in a single housing, delivering crystal clear images, automatically recognized license plate data, GPS coordinates, and streaming video.

		
Built-in Real Time	Two Cameras	Speed up to
ALPR Engine	CCTV and IR	120 mph

- **Two Cameras, CCTV and IR:** Streaming Live Video; delivers both overview video and infrared images of the vehicle and the license plate.
 - **Edge Processing ALPR Engine:** Less than $\frac{1}{4}$ of a second plate processing time. Processor and ALPR software inside the housing.
 - **Multiple Flash Technology with IR Illumination System:** Enables the camera to capture multiple plate images in all lighting and weather conditions.
 - **Anti-Glare Technology:** Eliminates headlight glare, providing legible plate images with high contrast.
 - **Motorized Auto Focus:** Easy deployment, seamless calibration, and improved ergonomics.
- The all-in-one IZA500G combines two sensors (IR and color), AI on-edge processing with NVIDIA JETSON NANO GPU, and ALPR software in a single unit, delivering crystal clear images, automatically recognized license plate data, GPS coordinates, and streaming video.

New Access Control System Setup

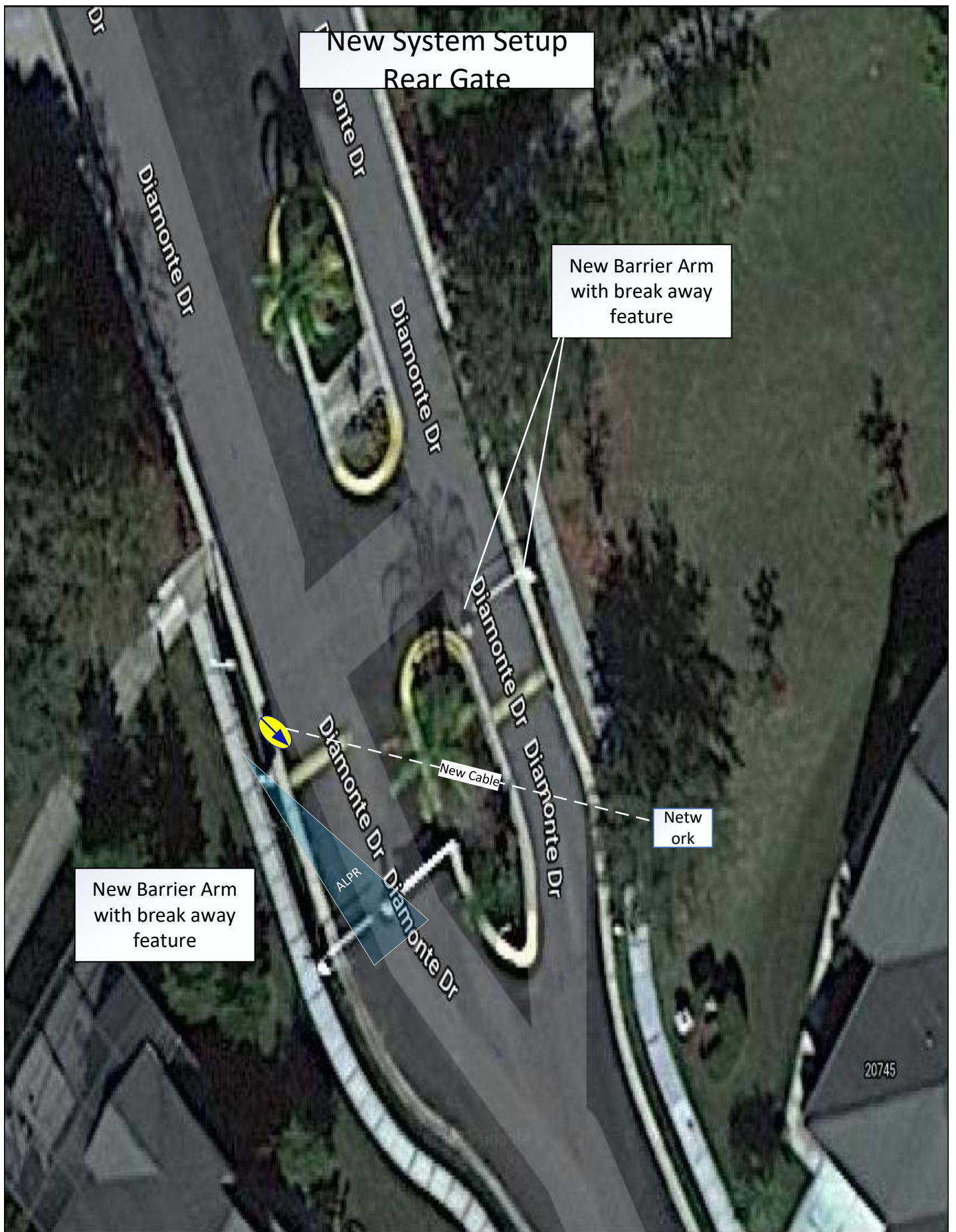
New Barrier Arm with break away feature

Network

New Barrier Arm with break away feature

Hand Trench

S



**The Groves CDD
Entry Security System Upgrades**

MAIN ENTRANCE RESIDENT / GUEST ACCESS

\$17,786.01

3	ALPR License Plate Entry System
3	Labor On Item
1	IZCLOUD Visitor Managment System
3	Labor on Item
1	Cat6 DB Cable 1000 Blk
1	18 4 DIRECT BURIAL 1000

BARRIER ARM GATES UPGARDE

\$31,662.96

6	Doorking Breakaway Barrier Arm Gate Operator
6	Aluminum LED Lit Barrier Arm-Installed
6	Breakaway Arm Kit-Installed

ORIGINAL EQUIPMENT / INSTALLATION COST

-\$49,448.97

\$0 up front cost for installation with TAMCO Shield® | Security Equipment As-A-Service
With Technology Obsolescence Protection

Project Summary

TOTAL: \$0.00

TAMCO Shield® | Security Equipment As-A-Service \$1,024 | Shield Payment for 60-Month Term

**Cloud based license plate access control system
\$1.00 per month, per home: Total\$729 monthly
(Services will be added to the current service contract)**

24-HOUR VIRTUAL SECURITY GUARD SERVICE OPTION

**Securiteam remote guard program. 7pm-7 am \$2,100 monthly.
Expanded hours 7 am-7pm 10% new contract discount. Total: \$6,588 monthly**

Total annual cost: \$104K with new 5-year service contract.

** Recurring service charges not included in the total install price.*



An Authorized TAMCO Shield, Technology As-A-Service Provider

Recommended Payment for The Groves Golf & Country Club

TAMCO Shield® | Security Equipment As-A-Service
With Technology Obsolescence Protection

\$1,024 | Shield Payment for 60-Month Term

Flexibility | Control | Peace of Mind | Protection

Why TAMCO Shield®

TAMCO Shield® is a monthly payment option to procure your security and related technology equipment as a service. Shield eliminates risks associated with owning technology equipment and adds value, protection, and flexibility not delivered anywhere else, with any other option.

TAMCO Shield® Includes:

- 1. **Solution Replacement Guarantee (SRG).**
When new technology becomes available or business needs change, your equipment can be replaced at any time during the contract term without penalty, hidden costs, or a rollover balance*
- 2. **Act of God Coverage.**
Be reimbursed for your out-of-pocket insurance deductible cost in the event of a natural disaster including hurricane, earthquake, flood, lightning, or tornado*.
- 3. **Flexible End-Of-Term Options.**
At the end of your Shield agreement, renew with SRG and Act of God Coverage or return the equipment.

Pricing and Payments shown above do not include applicable taxes. An advance payment equal to two monthly payments is required at contract execution. This quote expires after 60 days and is subject to change pending a formal credit review and scope of work analysis. In addition, the rates/payments provided above are based on like term treasury rates or swaps and any increase in such treasury rates or swaps will result in a corresponding change to the rates/payments provided herein. Ref#: 565236 | 2022-02-18
** SRG and "Act of God" Coverage are both guaranteed in writing. The specific details and requirements are stated in the agreement with the customer.*

Product Details



ALPR License Plate Entry System

ALPR global shutter sensor multi-flash technology NVIDIA R GPU processor onboard RoadView video analytics motorized zoom and auto-focus anti-glare technology wide temperature range IP67 ingress protection IK10 vandal-proof housing NDAA section 889 compliant ROADVIEW ALPR SOFTWARE on-board



IZCLOUD Visitor Managment System

By using vehicle license plates as a credential IZCloud , seamlessly controls vehicle flow through the entrance and exit gates for the employees, residents, visitors, and vendors. Vehicle information is stored in INEX's cloud-based IZCloud Access Software, which communicates with ALPR cameras installed at the entrances and exits. As a vehicle approaches an entry gate, its license plate is instantly recognized by the ALPR camera. If access for this license plate is active, the camera sends a signal to open the gate. If not, the gate will not open, and the system will send a notification message to the operator. Since the gate is controlled by reading license plates, vehicles can pass through without stopping at the gate (free-flow entry)

Cat6 DB Cable 1000 Blk

Cat6 DB Cable 1000 Blk



Doorking Breakaway Barrier Arm Gate Operator

The Model 1601 is for high usage single-lane vehicular traffic control. Typical applications include commercial, industrial, gated communities and apartment complexes. A quick 2.5 second rotation opening time, along with rugged construction and multiple optional features make this 1601 a versatile answer to many parking control problems. The 1601 is available in white or gun metal gray finish.



Aluminum LED Lit Barrier Arm-Installed

14ft Barrier Arm

Breakaway Arm Kit-Installed

The Model 1601 is for high usage single-lane vehicular traffic control. Typical applications include commercial, industrial, gated communities and apartment complexes. A quick 2.5 second rotation opening time, along with rugged construction and multiple optional features make this 1601 a versatile answer to many parking control problems. The 1601 is available in white or gun metal gray finish.

Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. _____

Tab 3



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

February 1, 2022

The Groves Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to The Groves Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$2,105,000 The Groves Community Development District (Pasco County, Florida) Special Assessment Revenue Refunding Bonds, Series 2007 (Bank Qualified)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting

position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ending August 31, 2020, August 31, 2021, and August 31, 2022 is \$1,500, which is \$500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
The Groves Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 4

FACILITY USE AGREEMENT

Precinct Number 011

This agreement is between, Brian E. Corley, Supervisor of Elections for Pasco County, Florida, and The Groves CDD described hereafter (Owner).

The parties agree that the following Facility shall be used as a polling place for conducting elections on the dates specified. This includes the use of the polling room and any areas necessary to access the polling room. Also included is the use of the parking lot, sidewalks, and for election workers, bathrooms, tables, chairs and kitchen facilities (when applicable).

Name of Facility: The Grove CDD Clubhouse
Address of Facility: 7924 Melogold Circle
Land O'Lakes, FL 34637

Dates of use for 2022 Election Cycle:

Table with 2 columns: Election, Election Date. Rows include Primary (August 23, 2022) and General (November 8, 2022).

Monday night set-up prior to Election Day: Yes No

- 1. The owner of the facility agrees to allow voting equipment to be delivered prior to election day.
- 2. The owner agrees to provide access to the facility no later than 6:00 a.m. on election day and until ALL voting procedures are complete on election night (hours are subject to change by state or federal mandate).
- 3. If the polling facility is in a gated community, Owner agrees to open the gate(s) no later than 5:30 a.m. on election morning and remain open until the election workers have completed all closing procedures and departed the facility.
- 4. The owner agrees that the polling room will be used only by voters and election workers during voting hours in accordance with Florida Statute 102.031 (3)(a).
- 5. The owner recognizes the solicitation restrictions in accordance with Florida Statute 102.031 (4)(a)(b)(c). Owner delegates to the Supervisor of Election the power to act on his/her/its behalf in enforcing the above. Further, owner agrees that he/she shall not directly or indirectly place any material prohibited under the above statute within the area described nor authorize or attempt to authorize any person to do anything which contravenes the intent of the above statutes. In accordance with 102.031 (4)(e) Florida Statutes, the owner, operator, or lessee of the property on which a polling place or an early voting site is located, or an agent or employee thereof, may not prohibit the solicitation of voters outside of the no-solicitation zone during polling hours.
- 6. In accordance with Florida Statute 102.031 (5), no photography is allowed in the polling room or early voting area. This prohibition also applies to operational security cameras within the polling room. The owner shall disable all cameras. If they remain operational, they must be covered so voters, voting, and ballots are not recorded in violation of privacy. If cameras are not operational, owner must post a notice notifying voters that the camera is not in use during voting hours.
- 7. The owner shall provide the facility/premises to Supervisor of Elections in a safe, clean, and usable condition and Supervisor of Elections shall leave the facility in the same condition at the end of the election.
- 8. Either party may cancel this agreement at any time, with or without cause, by providing a written notice of cancellation at least sixty (60) days prior to any of the above-described elections.
- 9. The Owner shall permit Supervisor to enter and inspect premises at all reasonable times prior to the election upon reasonable notice to the Owner.
- 10. This agreement shall be governed by the laws of the State of Florida as to both interpretations and performances.
- 11. This agreement sets forth all the promises, agreements, conditions and understandings between the Supervisor and Owner relative to use of said premises. There are no other promises, agreements, conditions or understandings, either oral or written, between the parties. No subsequent alterations, agreements, changes or additions to this Agreement will be binding on Supervisor or Owner unless in writing and signed by the parties and made part of this Agreement by direct reference.
- 12. Any litigation arising out of the interpretation or enforcement of this Agreement shall be in the State Courts of Florida and venue in Pasco County, Florida.
- 13. Neither the Supervisor nor Owner may assign its rights or obligations under this Agreement without the prior written consent of the other party.

Indemnification Statement: Each party shall be liable for its own actions and negligence and to the extent permitted by law. Supervisor of Elections shall indemnify, defend and hold harmless the Owner against any actions, claims or damages arising out of negligent acts caused by any officials or employees of Supervisor of Elections in connection with this agreement and the Owner shall indemnify, defend and hold harmless Supervisor of Elections against any actions, claims or damages arising out of the Owner's negligence in connection with this agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party's negligent, willful, or intentional acts or omissions.

Rental Payment Fee is \$200.00 per election (payments to be processed following each election)

Billing Address: _____

Taxpayer supported facilities, e.g. schools, parks, libraries, etc: are not eligible to receive the rental payment fee.

Will Owner provide a key for facility prior to Election Day? ____ Yes ____ No

The keys speed up the process; eliminating the need for one of your contact people to open the polling place for delivery of equipment, opening for Poll workers at 6:00am election morning, closing after Poll workers have completed all tasks at the end of the day, and for pick-up of equipment post-election. ***If a key is provided by Owner to this office, it will only be used for the previously mentioned purposes. And, it should be noted that these keys are kept in a lock box with minimal access by very limited staff.***

Authorized Facility Representative (Printed Name)

Authorized Facility Representative Signature

Date Signed

Brian E. Corley, Pasco County Supervisor of Elections

Date Signed

Contact Information

Facility contact person responsible for managing election matters?

Facility Contact: _____

Phone Number: _____

Email Address: _____

If your facility provides a key and/or code to enter your building, the following does not apply.

If your facility does not provide a key or a code for entrance into your building, please complete the information for the Opener.

Opener: the contact person who will be opening the Facility on election Day by 6:00 a.m. We MUST have a home phone number and a cell phone number for opener and emergency backup person in case the opener does not arrive at 6:00 a.m.

Name (Opener)	
Home Phone Number	
Cell Phone Number	
Email Address	
Name (Emergency. Back-Up)	
Home Phone Number	
Cell Phone Number	
Email Address	

Tab 5



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 12/17/2021

Proposal #

361

Customer Information		Project Information The Groves CDD Aqua Maintenan...	
Rizzetta & Company Matt Huber, District Manager 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544	Contact	The Groves CDD Conservation Cutback Maintenance & Addendum	
	Phone	813.994.1001	
	E-mail	hoainvoices@rizzetta.com	Proposal Prepared By: Kevin Riemensperger
	Account #		Type Of Work Maintenance

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Cost
Monthly Maintenance Addendum to area north of Berna Ln, west of Melogold Cir. & south of Festive Groves Blvd. (See map for reference) in addition to east of Trovita Rd. Herbicide applications for invasive vegetation within a 10 foot perimeter. Applications will be done during monthly aquatic maintenance visits. \$191.00 per month, \$2,292.00 Annually	2,292.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

\$2,292.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

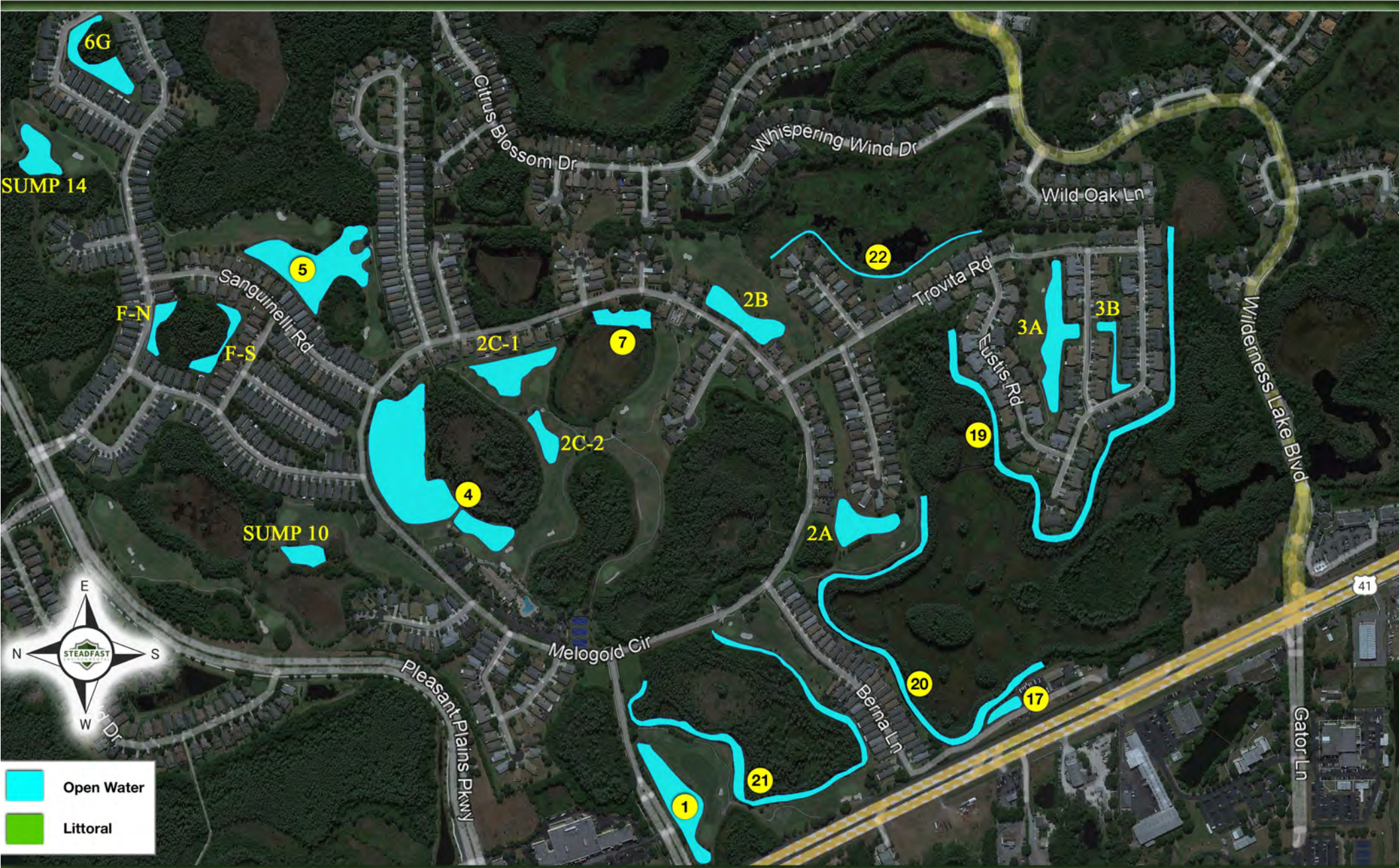
Representing (Name of Firm): _____

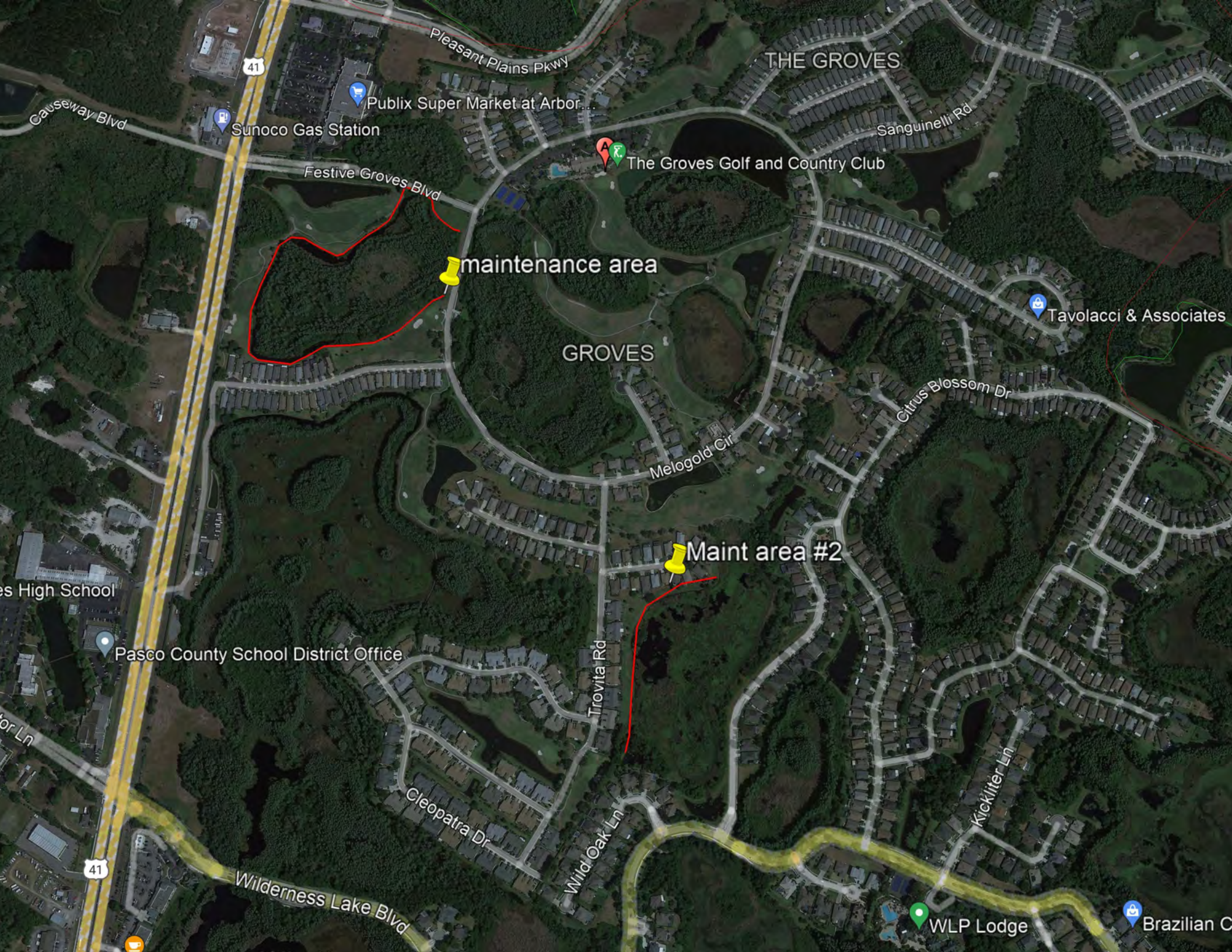


THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code





maintenance area

Maint area #2

Tab 6

Grace Yang

813-273-5000

GRACE.YANG@GRAY-ROBINSON.COM

MEMORANDUM

VIA E-MAIL; ATTORNEY-CLIENT PRIVILEGED

TO: Gregory B. Cox and Bill Boutin
CC: Dana Collier, Esq.
FROM: Grace Yang
DATE: February 22, 2022
SUBJECT: Raffles at the clubhouse and civic center liquor license at The Groves Community Development District (the "CDD")

The CDD has requested a legal opinion on the following issue:

With the liquor license in mind, are there any sort of raffles, like a 50/50 raffle, that private residents may hold at the clubhouse if it involves exchanging funds?

Current licensing situation: Back 9 Bistro LLC doing business as Back 9 Bistro currently holds a civic center liquor license at 7924 Melogold Circle, Land O'Lakes, FL 34637 to sell beer, wine, and liquor in CDD approved areas as defined in The Groves Community Development District Grill Concession Lease Agreement dated October 15, 2021. Back 9 Bistro LLC is required to operate in compliance with all federal, state, and local requirements.

Background about the raffle: You have described a citizen, local resident in The Groves who wants to do a private 50/50 raffle to benefit a school. The resident would like to collect cash from people in attendance. Cash entrants put their name on a ticket. One person's name on a ticket will be drawn. The winning ticket holder gets to keep 50% of the cash. The other 50% will be collected by the local resident with the intention to donate to the school. The 50/50 raffle is not being organized and conducted directly by a bona fide, registered 501(c) non-profit organization.

Applicable rules and laws:

Rule 61A-2.022 of the Florida Administrative Code (attached) sets penalty guidelines for alcoholic beverage licensees and permittees licensed, regulated, and supervised by the Florida Division of Alcoholic Beverages and Tobacco. Penalties for first, second, third, and fourth violations include penalties for unlawful gambling under Chapter 849 of the Florida Statutes. Please see page 17 of 19 in the attached Rule enumerating the penalty guidelines.

VIA E-MAIL

Chapter 849 of the Florida Statutes contains the state's gambling statutes. Pertinent statutes include the following:

849.03 Renting house for gambling purposes.—Whoever, whether as owner or agent, knowingly rents to another a house, room, booth, tent, shelter or place for the purpose of gaming shall be punished in the manner and to the extent mentioned in s. 849.01.

849.01 Keeping gambling houses, etc.—Whoever by herself or himself, her or his servant, clerk or agent, or in any other manner has, keeps, exercises or maintains a gaming table or room, or gaming implements or apparatus, or house, booth, tent, shelter or other place for the purpose of gaming or gambling or in any place of which she or he may directly or indirectly have charge, control or management, either exclusively or with others, procures, suffers or permits any person *to play for money* or other valuable thing at any game whatever, whether heretofore prohibited or not, *commits a misdemeanor of the second degree*, punishable as provided in s. 775.082 or s. 775.083. (emphasis added)

849.02 Agents or employees of keeper of gambling house.—Whoever acts as servant, clerk, agent, or employee of any person in the violation of s. 849.01 shall be punished in the manner and to the extent therein mentioned.

849.11 Plays at games of chance by lot.—Whoever sets up, promotes *or plays at any game of chance by lot* or with dice, cards, numbers, hazards or any other gambling device whatever for, or for the disposal of money or other thing of value or under the pretext of a sale, gift or delivery thereof, or for any right, share or interest therein, shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083. (emphasis added)

Conclusion: While my practice does not focus on raffles and games of chance, it appears that the described 50/50 raffle conducted by a private resident -- not “an organization which is exempt from federal income taxation pursuant to 26 U.S.C. s. 501(c)(3), (4), (7), (8), (10), or (19), and which has a current determination letter from the Internal Revenue Service, and its bona fide members or officers” -- may constitute an alleged unlawful gambling activity that should not be allowed on the premises covered by the liquor license. Alternatives could include (a) refraining from a 50/50 raffle and restructuring as an event requesting voluntary donations directed to the school or (b) asking the school or another qualified 501(c) organization to organize and conduct the raffle or other game of chance.

In order to avoid any potential legal jeopardy to the liquor license, the CDD, and Back 9 Bistro LLC, please refrain from permitting gambling or other illegal activity on the clubhouse premises.

This opinion is rendered solely to the CDD in our capacity as counsel to the CDD on this date. GrayRobinson assumes no obligation to update or supplement this opinion if any applicable laws or rules change after this date.

GHY/
Attachments

Tab 7



The Groves CDD Aquatics

Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Kevin Riemensperger
2/16/2022 10:31 AM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 2



Comments:
2A - Excellent condition. Routine maintenance and monitoring will continue.



Site: 3



Comments:
3A - Minor amounts of dead grasses; alongside minimal Pennywort growth. The pond is otherwise clear, and in great condition.



Site: 3



3B - Great health. Care being taken, on the far end, to eradicate grasses without harming beneficial species, such as the Fragrant Waterlilies and Arrowhead.

Site: 2



Comments:

2B - Near excellent condition. The bank is pristine, and the water free of algae, though there are small outcroppings of Spatterdock Lilies. These are being managed to prevent overtaking the water body, but their eradication is up to the board.

Site: 2-1



2C-1 - Good condition. There is evidence of recent treatment here. Moderate amounts of decaying algae and grasses rim the perimeter of the pond.

Site:



Good condition. There are small amounts of Slender Spikerush here, to be treated on the next visitation. The shoreline is pristine. Multiple waterfowl indicate a healthy amount of ecological productivity.

Site: 4



4 - The Driving range portion is in excellent health. The smaller portion is experiencing a localized filamentous algae bloom. Treatment will be applied on the next visitation, expect full results in 7 to 10 days.

Site:



Sump 10 - What appears to be algae is in actuality floating mats of the nuisance grass Slender Spikerush. These will continuously recruit from the neighboring wetland, and so will be a recurring problem. Treatment is applied per visitation to abate the issue, and to eradicate algal growth.

Site: 14



Sump 14 - Excellent health. Routine maintenance and monitoring will continue.

Site: 6



6G - Mixed condition. The pond's condition continues to improve, though we have not yet reached the ideal state. Nuisance grasses continue to be a the primary issue, while treatments on subsurface vegetation (Spikerush, Babytears) have not yet concluded.



Management Summary

January and February have brought with them increasingly cold temperatures for winter; and with the exception of a few events, rainfall has been minimal to none which contributes to decreased water levels increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, This is a direct result of stagnant water conditions and cold ambient temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Though, as the season progresses, we are seeing a return of higher temperatures; the primary cause for algal blooms.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Most ponds were in excellent condition on this most recent visit; free of algae and with pristine sandy shorelines. Pond 4 was experiencing a localized algae bloom, likely brought on by the recent resurgence of higher daytime temperatures. This will be treated during the next maintenance event, with maximum results from treatment will typically be evident within 7-10 days; though this may be extended due to the lack of weather assisted breakup.

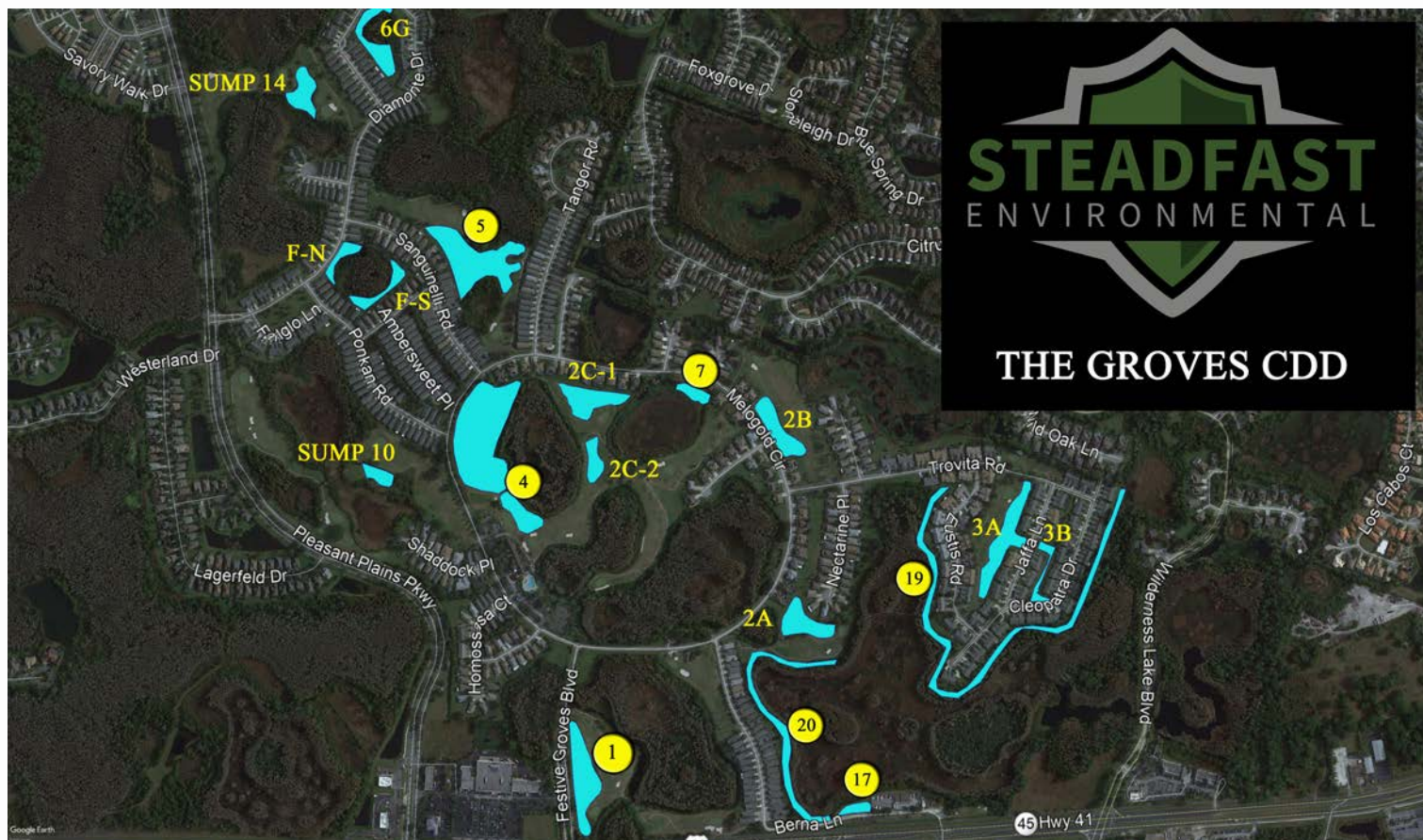
Recommendations / Action Items

Treat the ponds for algae, targeting 4's smaller section for the local bloom

Stay alert for debris items along the shore.

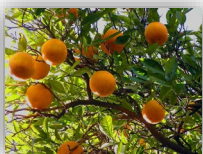
Treat nuisance grasses along the shoreline.

Thank you for choosing Steadfast Environmental!



Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Tab 8



The Groves
Golf and
Country Club

March Monthly Manager's Report

The Groves Golf and Country Club CDD
7924 Melogold Circle
Land O Lakes, FL 34637
Phone: 813-995-2832

Email: admin@thegrovescdd.com

Manager INTERIM: Shawn Piccolo

Clubhouse Operations/Maintenance Updates

- Obtaining estimates to bring former CDD owned golf cart to an operational status for the maintenance team's use.
- Cleaned excess leaves from the dog park and inspected for snakes.
- Camera access installed in Ops. Mgr. office by Securiteam.
- Tree stumps removal on Tangor is completed.
- Continued maintenance on wooden bridge boards.
- Stutzman trimming of trees trimmed on Melogold completed.
- Uniform shirts received for Staff.
- Looking into obtaining eye wash station for the maintenance facility.
- Light on pool deck near hot tub replaced.
- Clearview Business Solutions repaired the copying machine.
- Updated phone message system with Ring Central

Projected Projects

- Pool renovation project underway with Martin Aquatic Design assisting.
- Lanai renovation project – Components ordered; permit obtained.
- Water meter for the restaurant is being explored through Pasco Public Works.
- Dog park project – Volunteer group to present proposal at March meeting.

Vendor Services

- Mr. Electric performed repairs and provided an estimate on a hot water heater for the maintenance workspace.
- Proteus Pool Service has completed repairs for the pool (light) and spa (plumbing).
- Securiteam has performed inspections and maintenance on gates and cameras.
- Central Pest Control provided annual serving and pest control in clubhouse.
- Stutzman Brothers performed tree trimming on multiple streets.



Rizzetta & Company

Equipment/Dock Safety Checks

- No unique activities for this month

Facilities Usage

- Super Bowl party hosted by Back 9 Bistro on February 13, 2022
- Valentine's Day dinner hosted by Back 9 Bistro on February 14, 2022

Upcoming Events

- St. Jude's Golf Tournament- April 29, 2022
- Breast Cancer Golf Tournament March 6, 2022

Board of Supervisor's Requests & Updates

- Maintenance Facility needs maintenance / cleanup.
- Water Fountain in Lanai requires filter change- complete
- Golf shoe cleaner needed for entrance to Lanai.
- Hot water heater for maintenance facility
- Update the room rental request agreement.

Resident Requests

- Concern regarding golf carts operated in community by those visually impaired.
- Concern regarding residents operating wheelchairs on roadways.
- Private request for support for block party on Sunday, March 13, 2022.
- Request for Lake 3A maintenance (Trovita) – completed.
- Request for pet waste station on Trovita.
- Request for new pool furniture.
- Request for replacement of damaged tennis screens.
- Complaint regarding palm trees blocking drivers' view leaving The Groves - Festive Groves Blvd.
- Request for magazine rack in library.
- General complaint regarding dogs not being kept on leashes.
- Complaint regarding non-residents using fitness facilities.



Rizzetta & Company

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 5, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next General Election (Seats 1,2,3):** November 2022
- **Proposed Budget Presentation:** May 3, 2022
- **Final Budget Meeting:** July 5, 2022
- **Audit Committee Meeting:** April 5, 2022

District Manager's Report

March 1

2022

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FINANCIAL SUMMARY

12/30/2021

General Fund Cash & Investment Balance: \$1,829,592

Reserve Fund Cash & Investment Balance: \$1,785,577

Debt Service Fund Investment Balance: \$203,276

Total Cash and Investment Balances: \$3,818,445

General Fund Expense Variance: \$28,044

Under Budget

Reserve Fund Expense Variance: \$216,640

Under Budget

Total General and Reserve Fund Variance: \$244,684

Under Budget

Tab 10

Project/Maintenance Management The Groves

Task	Priority	Status	Start	Estimate Completion	% Complete	Lead	Notes
Pool/Spa RFP	High	Pending	NA	July 2022	0%	DM/DC/ Martin Aquatic	Martin Aquatic Design to develop Scope of Work
Pool/Spa Renovation	High	Pending	NA	July 2023	0%	Martin Aquatic	Martin Aquatic Design to oversee project
Pool Night Swimming Certification Validation	High	Pending	Jan 2022	Feb 2022	0%	DE/DM	Quote Received for Certification
Lanai Remodel/Enclosure	High	In Progress	Oct 2021	July 2022	5%	OM	Permits obtained.Components ordered.
Smoking Room Enclosure	Normal	Pending	Feb 2022	TBD	0%	OM	Proposal obtained to enclose with glass sliding windows.
Irrigation System Split Study	High	In Progress	Nov 2021	Mar 2022	5%	OM/DE	Ballenger Irrigation hired to conduct analysis
Pond Bank Restoration	High	Pending	Mar 2021	TBD	0%	DE	Previous Project Reports. Getting Quotes
Pool Pavers Reset	Normal	Unknown	Mar 2021	TBD	0%	OM	Previous Project Reports
Cabana Remodel	High	Unknown	Mar 2021	TBD	0%	OM/DE	Request to determine if water distribution can be added
Beverage Golf Cart	Normal	In Progress	Mar 2021	Apr 2022	50%	B9B	Liquour License obtained now Beverage Cart needed
Rim Ditch Clearing	Normal	In Progress	Nov 2021	Mar 2022	95%	OM	Mostly completed by Steadman
Rizzetta Accounting Software App	Normal	In Progress	Mar 2021	May 2022	80%	DM	Rizzetta Accounting working on accounting software improvements
Stormwater Facilities Report	Normal	In Progress	Dec 2022	Mar 2022	30%	DE	District Engineer proposal approved to complete report
Policy for Vegetation Trimming on CDD Property	Normal	In Progress	Nov 2021	Apr 2022	25%	DM/DC	Mr. Cox to draft and present to the Board

Golf Maint Bldg Repairs	Normal	In Progress	Nov 2021	May 2022	25%	OM	Operations Mgr. Report
Pool Furniture Purchase	Normal	In Progress	Nov 2021	Mar 2022	0%	OM	Pending Pool Renovation
Camera Purchases	Normal	In Progress	Nov 2021	Apr 2022	0%	OM	Consider adding to back areas, maintenance, etc. Ops Mgr. Report
Water Meter Permit	Normal	In Progress	Nov 2021	Apr 2022	0%	OM	Determine if water distribution can be added to the cabana
Clubhouse Music System	Normal	In Progress	Nov 2021	Apr 2022	0%	OM	Previous Project Reports
Fencing Repairs	Normal	In Progress	Mar 2021	Apr 2022	80%	DM	Operations Mgr. Report
Clubhouse Drainage	Normal	In Progress	Nov 2021	Apr 2022	0%	OM/DE	Flooding near back entrances. Ops Mgr. Report
Flooding at Entrance	Normal	In Progress	Nov 2021	Apr 2022	0%	OM/DE	Flooding near front entrance sidewalk
The Groves Rock Display	Low	In Progress	Nov 2021	Apr 2022	0%	OM/DE	Working with Golf Course Maintenance
Completed Projects							
Pool/Spa Analysis	High	In Progress	Oct 2021	Jan 2022	100%	OM/DE	Presentation to Board Jan 18. complete. Next steps proposal approved.
Roadway Repairs	Normal	In Progress	Nov 2021	Mar 2022	100%	DE	Completed
Grill Operations Turn-Over	High	In Progress	Nov 2021	Feb 2022	100%	DC/OM	Deposit plus \$125 returned to Bayscape
Audio System	High	Near Final	Oct 2021	Feb 2022	100%	OM	Complete

Tab 11

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, February 1, 2022, at 10:01 a.m., at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 33637.

Present and constituting a quorum:

Bill Boutin	Board Supervisor, Chairman
Richard Loar	Board Supervisor, Vice Chairman
Jimmy Allison	Board Supervisor, Assistant Secretary
Christina Cunningham	Board Supervisor, Assistant Secretary
James Nearey	Board Supervisor, Assistant Secretary

Also present were:

Gregory Cox	District Manager, Rizzetta & Co, Inc.
Jennifer Goldyn	District Manager, Rizzetta & Co, Inc.
Dana Collier	District Counsel, Straley, Robin & Vericker
Shawn Piccolo	Interim Operations Manager
Kellie Sprague	Admin Assistant
Jennifer Goldyn	Rizzetta & Co., Inc., District Management Services
Nick Shaffery	Rizzetta & Co., Inc. Client Relations Manager
Gregg Gruhl	Amenity Services Manager, Rizzetta & Co, Inc.

Audience Members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and performed roll call.

In addition to the Board members, Mr. Cox noted that Ms. Shawn Piccolo, Interim Operations Manager, was present at the meeting along with Ms. Jennifer Goldyn, Rizzetta District Management Services and Mr. Gregg Gruhl, Rizzetta Amenity Services, Inc.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

On motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to accept a letter dated January 26, 2022, from Ms. Wright Walden, attorney for Bayscape, along with its photo attachments, for the purpose of discussions of the restaurant transition to Back 9 Bistro, for The Groves CDD.

THIRD ORDER OF BUSINESS

Audience Comments

The Board received audience comments that included a concern that amenity staff members hired can interact well with seniors; Oak trees that required pruning by Stutzman Brothers; the need for maintenance of the dog park; concerns regarding the departure of "Moose" Mustafa as Operations Manager; the frequency of the overturn of staff members; the use of the "fishing hole" as a dog park by residents; and the need for new pool furniture.

On a motion from Mr. Nearey, seconded by Mr. Boutin, the Board unanimously approved to accept audience member provided documents to support comments to the Board, for The Groves CDD.

Supervisor Cunningham suggested to the audience members that they consider forming a volunteer group to help with the dog park maintenance issues.

Supervisor Loar informed those attending the meeting that \$6,000 was previously approved by the Board for new / renovated pool furniture but that it had not been used at this time.

The Board moved the District Counsel update regarding the Bayscape at the Groves, LLC (Bayscape) restaurant transition issue to this point in the agenda in order for Mr. Cox to bring Ms. Wright Walden into the meeting via phone conference.

FOURTH ORDER OF BUSINESS

District Counsel Report and Update on Bayscape Matter

The Board was presented an update of the status of costs associated with the departure of Bayscape at the Grove, LLC, from the restaurant operations and how much of their \$3,000 security deposit funds would be returned to them.

Ms. Collier explained the information she had been able to gather with regards to repairs made and items that were left unrepaired.

The Board received comments from Ms. Walden regarding the position of Bayscape for the repairs made, expenses paid for those items.

At the conclusion of the presentations of information, Ms. Collier recommended that the Board approve to return the entire deposit to Bayscape plus an additional \$125.

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved to return the \$3,000 security deposit plus \$125, to Bayscape at the Groves, LLC, for The Groves CDD.

FIFTH ORDER OF BUSINESS**Consideration of Martin Aquatic Design Proposal for Pool Renovation**

The Board considered a proposal, with a composite estimate of \$68,270, from Martin Aquatic Design, for work on the pool renovation project and which was presented and discussed at the January 18, 2022 Board workshop.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved a pool renovation work proposal from Martin Aquatic Design for \$68,270, for The Groves CDD.

SIXTH ORDER OF BUSINESS**Consideration of Revised Yellowstone Mulch Proposal**

The Board considered a Yellowstone mulch installation proposal for \$15,575 and requested that Yellowstone be proactive in making sure the depth of the mulch is kept at the proper depth and that staff accompany them during the mulch installation and get a bag count to reflect how much was actually used since some areas had been removed from the mulch requirement.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved a not-to-exceed amount of \$15,575 for mulch installation by Yellowstone Landscape, for The Groves CDD.

SEVENTH ORDER OF BUSINESS**Consideration of Restaurant Flooring Proposal**

The Board considered proposals for floor covering replacement for the restaurant and the adjacent card room. Ms. Simone Tolley, Back 9 Bistro, provided the Board with estimates for carpet replacement (\$2,600) and vinyl replacement (\$4,977.70) and explained that they would be willing to pay 50% of the cost.

On a motion from Mr. Boutin, seconded by Mr. Allison, the Board unanimous approved to proceed with the restaurant / card room vinyl installation estimate with the understanding that the sales tax amount would be removed and that the CDD would only fund 50%, for The Groves CDD.

The Board members discussed the additional need to get options for adding sound absorbing materials to the walls and ceiling in both the restaurant and card room to improve the acoustics.

EIGHTH ORDER OF BUSINESS**Discussion
Alternative****Regarding****Staffing**

On motion from Mr. Allison, seconded by Mr. Nearey, the Board approved a motion, with a 3-2 vote (Ms. Cunningham and Mr. Loar voting no), to table the agenda topic of Discussion of Staff Alternatives, for The Groves CDD.

Ms. Cunningham added comments regarding her concern about the number of changes of staff members by Rizzetta and the apparent retention issue of employees. Mr. Loar provided comments regarding his thoughts that the Board had the fiscal responsibility to consider staffing options and stated that switching, whether for cost or other reasons, was not warranted unless extensive due diligence was performed.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

For the District Engineer update, Mr. Cox informed the Board that Mr. Brletic had provided an initial \$8,000 estimate for the survey for the pool renovation project. Mr. Cox explained that the area to be surveyed was large and that surveys were currently very expensive. The Board requested that staff communicate with Martin Aquatics and Mr. Brletic to determine if other estimates could be obtained.

B. Aquatic Report – August Waterway and Canal Report

The Board reviewed the aquatics report from Steadfast. Staff was requested to find out if the dams had been removed from the canals by Steadfast.

C. Client Relations Manager Update

During the Client Relations Manager update, Mr. Cox informed the Board that the accounting software improvements for Rizzetta was estimated for completion in the May timeframe.

The Board requested that the Securiteam Security equipment proposal be added to the next agenda.

D. Clubhouse Manager

The Board received a Clubhouse Manager update from Ms. Kellie Sprague as she presented the January Operations Manager Report.

Ms. Cunningham presented a number of items for action to be taken: find out how the proposed guardhouse planters were to be irrigated; determine what has been done by Central Pest Control to correct the ant issue in the ballroom; remove the item “multiple significant repairs” from the future reports; take action to remove fax charges from Spectrum bills for the copier if it is not to be

connected; review all the District policies for the use of the clubhouse facilities (ballroom, card room, craft room, etc.) by non-resident groups.

E. District Manager

The Board received a District Manager update from Mr. Cox. He informed the Board that the next CDD Board meeting was scheduled for March 1, 2022 at 10:00 a.m. He also provided the Board with an update of the District financials as of December 31, 2021.

Mr. Cox explained that with regards to the project management plan, he would welcome any Board member information regarding the list of projects that had been provided.

TENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on January 11, 2022

The Board considered the Minutes of the Board of Supervisors' regular meeting held on January 11, 2022 and made one administrative amendment.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the Minutes of the Board of Supervisors' regular meeting held on January 11, 2022, as amended, for The Groves CDD.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Workshop Meeting held on January 18, 2022

The Board considered the Minutes of the Board of Supervisors' workshop meeting held on January 18, 2022 and made one administrative amendment.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved the Minutes of the Board of Supervisors' workshop held on January 18, 2022, for The Groves CDD

TWELFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for December 2021

The Board reviewed the Operations and Maintenance Expenditures report for December 2021.

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved to receive and file the December 2021 Operations and Management Report, for The Groves CDD.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests**

During Supervisor Requests, Mr. Loar provided his views on a formal Request for Proposals (RFP) for landscape service from a single provider that combines both the HOA and the CDD properties.

He discussed the parking of Davey Landscape vehicles and that holes made needed to be filled.

He also discussed the need for a designated location for the parking of Davey equipment. He informed the Board that the Golf Course staff has expressed interest in have a shed installed next to the pump house for additional storage.

Lastly, he discussed how the Board needs to have more work done on the Reserve Study as he has concerns that the initial District financial information used is incorrect. He requested that the Reserve Study be an agenda item on the next agenda.

During Supervisor Requests, Ms. Cunningham addressed the topic of the need for an additional water meter for the restaurant usage and how this has been an on-going topic for a long time.

She also discussed the need for a system to provide an on-call service to reach the responsible staff for District issues after hours and on weekends since the District subsidizes cell phones for the staff.

She discussed the maintenance facility leased to the HOA and how it is not being maintained properly. She requested that staff visit the facility at least once a month to check that it is being maintained properly. Lastly, she suggested that the lease agreement should be amended to include maintenance responsibilities.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 11:55 a.m., for The Groves CDD.

Secretary/Assistant Secretary

Chairman/Vice Chairman