

**THE GROVES
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 7, 2024

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

The Groves Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
Vivek Babbar, District Counsel
Stephen Brletic, District Engineer
Wendi McAnn, Clubhouse Manager
Clint Robinson, Assistant Clubhouse Manager

Meeting Agenda

Tuesday, May 7, 2024 at 10:00 a.m.

[Join the meeting now](#)

Meeting ID: 283 060 298 30 **Passcode:** Dr2UqR

Phone conference ID: 677 010 645#

Or call in (audio only) +1 646-838-1601,,677010645#

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments**
4. **Public Hearing Considering Rental Agreement & Revised Rental Fee Schedule (Continued)**
 - A. Discussion of Rental Agreement & Revised Rental Fee Schedule
 - B. Consideration of Resolution 2024-06, Adopting Revised Rental Agreement & Revised Rental Fee Schedule
5. **Business Items**
 - A. Acceptance of Resignation of Supervisor James Nearey seat 2
 - B. Discussion with Kilinski-Van Wyk Attorneys
 - C. Discussion of Irrigation
6. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report
 - D. Clubhouse Manager
 - i. Clubhouse Manager Report
 - ii. Consideration of Fitness Equipment Proposals
 - E. District Manager
 - i. Discussion of Fiscal Year 2025 Proposed Budget Workshop
 - ii. Discussion of Roving Security Days & Times
 - iii. Report on Number of Registered Voters (1,098)
7. **Business Administration**
 - A. Consideration of the April 2, 2024 Meeting Minutes
 - B. Consideration of Financials for March 2024
8. **Supervisors' Requests**
9. **Adjournment**

Next regularly scheduled meeting is June 4, 2024 at 6:30 p.m.

District Office:

210 N. University Drive, Suite 702
Coral Springs, FL. 33071

Meeting Location:

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

Fourth Order of Business

4A

The Groves Community Development District

Concession Operator Rental Agreement

This Rental Agreement (this “Agreement”) is made between **The Groves Community Development District** (the “District”) and **A Little Gourmet Everyday, LLC** a Florida limited liability company that does business as **The Turn Bar and Grill** (the “Renter”) effective as of the date the District staff member signs this Agreement.

Date of Event: _____ Start & End Time: _____

Description of Event: _____

Estimated Number of People Attending: _____

_____ Check here if alcohol be served or sold (no BYOB)

_____ Check here if the event will be open to all residents at no cost and there will be no non-residents.

Who are you renting on behalf:

_____ Check here for Resident

_____ Check here for Non-Profit.

_____ Check here for Non-Resident.

Location:

_____ Check here for a rental of the Ballroom (includes adjacent kitchen/catering room).

_____ Check here for a rental of the Card Room.

_____ Check here for a rental of the Craft Room.

Reminders:

1. This Agreement is for the exclusive rental of the above selected room (and the restrooms and adjacent parking lot) at the Civic Center at 7924 Melogold Circle Land O’Lakes, Florida 34637. No other portions of the Civic Center also located at the same address are part of the rental.
2. Rental duration includes set-up and clean-up.
 - a. No events are permitted past 11pm, unless the Board approves a waiver.
 - b. The Renter will be responsible for setting up the room.
3. The Rental Fees and additional fees that may be imposed are described in the Fee Schedule adopted by the Board of Supervisors (the “**Fee Schedule**”).
 - a. The security deposit is waived.
4. District staff may monitor the event to ensure compliance with all policies, rules, and regulations of the District as well as the laws of the State of Florida. District staff is not responsible for providing protection or supervision for the personal safety or security of any guests.

Terms and Conditions:

1. Renter must remain on property during the entirety of the event.
2. Renter is responsible for all guests at all times.
3. Renter agrees and understands that the District has no duty to protect against and does not in any manner warrant or insure against, any death, injury or damage caused by any other condition in or upon District property.
4. Renter and their guests entering or using any District property do so at their own risk.
5. Renter assumes all risks to persons or property, including theft.
6. The District does not warrant or represent that the room is safe and suitable for Renter’s purposes.

7. Renter expressly acknowledges for itself and its agents, vendors, and guests that the District is providing the room on an “as is” basis.
8. Renter agrees to assume financial responsibility for damages.
9. Alcohol:
 - a. Renter may not hold events where they or their guests bring their own alcohol.
 - b. Renter must comply with all Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco regulations and requirements.
 - c. Renter understands that the sale, possession, consumption, and use of alcoholic beverages are subject to state and federal law, as well as District policies.
 - d. Renter or Renter’s agents, vendors, and guests shall not provide alcohol to persons under the age of 21 or to persons who are already intoxicated or are apparently intoxicated.
 - e. Renter acknowledges that the District does not condone the irresponsible use of alcoholic beverages.
 - f. It shall be Renter’s sole responsibility to monitor the use of alcoholic beverages by Renter’s agents, vendors, and guests.
10. Cancellations and Refunds:
 - a. If the Renter provides written notice at least 60 days prior to the date of event, the Rental Fee will be refunded.
 - b. If the Renter provides written notice between 10 and 59 days prior to the date of the event, only 50% of the Rental Fee will be refunded.
 - c. If the Renter provides written notice of 9 days or less prior to the date of the event, only 25% of the Rental Fee will be refunded.
 - d. If the District cancels the event at any time prior to the event, the Rental Fee will be refunded.
 - i. The District shall not be liable for any costs or damages incurred because of the District’s cancellation.
11. To ensure avoiding additional fees that may be imposed pursuant to the Fee Schedule, Renter must:
 - a. Remove all trash from the building and place it in the dumpster (cannot leave bags on the ground).
 - i. Renters must bring their own garbage bags.
 - ii. The dumpster is in the steel enclosure located outside the lobby doors on the left.
 - b. Wipe down all chairs and tables.
 - c. Return the room to the default setup.
 - d. Additionally, if the Ballroom is being rented:
 - i. Sweep and mop the Ballroom. The cleaning supplies are located under the kitchen sink and the mop and bucket are in the storeroom area.
 - ii. Remove all items placed in the refrigerator and kitchen area and wipe down all counter surfaces and the sink.
12. Insurance:
 - a. Renter must provide a valid certificate of insurance, with limits of not less than \$1,000,000 naming the District as an additional insured on a primary, noncontributory basis.
 - i. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District.
 - ii. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - b. Additional liability insurance coverage may be required for events that the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors.
13. Renter will comply with all laws, statutes, codes, and regulations of the State of Florida and Pasco County. Renter will incur and pay any fines levied for violation of occupancy capacity. The Renter shall abide by the District’s rules, regulations, and policies.

14. In consideration for receiving permission to rent the above selected room, Renter hereby releases, waives, discharges, and covenants not to sue, indemnify, and otherwise hold harmless the District, its officers, agents and employees (hereinafter referred to as "Releasees") from any and all liability, claims, demands, actions and causes of action whatsoever arising out of or relating to any loss, damage or injury, including death, that may be sustained by me or my guests, or to any property belonging to me or my guests, whether caused by the negligence of the Releasees, or otherwise, during the rental, or while in, on or upon the premises where the rental is located, while in transit to or from the premises, or in any place or places connected with the rental.

a. It is my express intent that this Release shall bind the members of my family and spouse, if I am alive, and my heirs, assigns and personal representative, if I am deceased, and shall be deemed as a Release, Waiver, Discharge and Covenant Not to Sue the abovenamed Releasees.

15. Renter may not assign their rights or interest under this Agreement.

16. Renter understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the District in accordance with Florida law.

17. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limits of liability beyond any limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other law.

18. In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

19. This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County, Florida.

20. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

21. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

22. This Agreement contains the entire agreement and no party is to rely upon any oral representations made by another party or any other written documents preceding this Agreement.

The Renter certifies that he/she is at least 18 years of age and has read and understands the terms and conditions of this Agreement and signs it voluntarily. The undersigned certifies that he/she is authorized to sign this Agreement on behalf of the Renter.

Renter Signature: _____

District Staff Signature: _____

Date: _____

The Groves Community Development District

Rental Agreement

[For non-Concession Operator Rentals]

This Rental Agreement (this “**Agreement**”) is made between **The Groves Community Development District** (the “**District**”) and the individual or organization named below (“**Renter**”) effective as of the date the District staff member signs this Agreement.

Name: _____ Phone: _____

Name of Organization if Applicable: _____

Address: _____ Email: _____

Date of Event: _____ Start & End Time: _____

Description of Event: _____

_____ Check here if you are a resident Estimated Number of People Attending: _____

_____ Check here if alcohol be served or sold (no BYOB)

_____ Check here if the event will be open to all residents at no cost and there will be no non-residents.

Location:

_____ Check here for a rental of the Ballroom (includes adjacent kitchen/catering room).

_____ Check here for a rental of the Card Room.

_____ Check here for a rental of the Craft Room.

Reminders:

1. This Agreement is for the exclusive rental of the above selected room (and the restrooms and adjacent parking lot) at the Civic Center at 7924 Melogold Circle Land O’Lakes, Florida 34637. No other portions of the Civic Center also located at the same address are part of the rental.
2. Rental duration includes set-up and clean-up.
 - a. No events are permitted past 11pm, unless the Board approves a waiver.
 - b. The rooms have a default setup. The Renter shall inform the District of any setup they desire that varies from the default setup and the District will be responsible for setting up the room.
3. The Rental Fees, Security Deposits, and additional fees that may be imposed are described in the Fee Schedule adopted by the Board of Supervisors (the “**Fee Schedule**”).
4. District staff may monitor the event to ensure compliance with all policies, rules, and regulations of the District as well as the laws of the State of Florida. District staff is not responsible for providing protection or supervision for the personal safety or security of any guests.

Terms and Conditions:

1. Renter must remain on property during the entirety of the event.
2. Renter is responsible for all guests at all times.
3. Renter agrees and understands that the District has no duty to protect against and does not in any manner warrant or insure against, any death, injury or damage caused by any other condition in or upon District property.
4. Renter and their guests entering or using any District property do so at their own risk.
5. Renter assumes all risks to persons or property, including theft.

6. The District does not warrant or represent that the room is safe and suitable for Renter's purposes.
7. Renter expressly acknowledges for itself and its agents, vendors, and guests that the District is providing the room on an "as is" basis.
8. Renter agrees to assume financial responsibility for damages in excess of the Security Deposit.
9. Alcohol:
 - a. Renter may not hold events where they or their guests bring their own alcohol.
 - b. If Renter plans on serving or selling alcohol, they shall utilize the District's Concession Operator, if the District's Concession Operator is not interested in providing those services Renter may use a licensed and insured vendor authorized to serve and sell alcohol and must comply with all Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco regulations and requirements.
 - c. Renter understands that the sale, possession, consumption, and use of alcoholic beverages are subject to state and federal law, as well as District policies.
 - d. Renter or Renter's agents, vendors, and guests shall not provide alcohol to persons under the age of 21 or to persons who are already intoxicated or are apparently intoxicated.
 - e. Renter acknowledges that the District does not condone the irresponsible use of alcoholic beverages.
 - f. It shall be Renter's sole responsibility to monitor the use of alcoholic beverages by Renter's agents, vendors, and guests.
10. Cancellations and Refunds:
 - a. If the Renter provides written notice at least 60 days prior to the date of event, the Security Deposit and the Rental Fee will be refunded.
 - b. If the Renter provides written notice between 10 and 59 days prior to the date of the event, only 50% of the Rental Fee will be refunded and the Security Deposit will be forfeited.
 - c. If the Renter provides written notice of 9 days or less prior to the date of the event, only 25% of the Rental Fee will be refunded and the Security Deposit will be forfeited.
 - d. If the District cancels the event at any time prior to the event, the Security Deposit and the Rental Fee will be refunded.
 - i. The District shall not be liable for any costs or damages incurred because of the District's cancellation.
11. To ensure the return of Security Deposit and avoiding additional fees that may be imposed pursuant to the Fee Schedule, Renter (or their cleaning vendor) must:
 - a. Remove all trash from the building and place it in the dumpster (cannot leave bags on the ground).
 - i. Renters must bring their own garbage bags.
 - ii. The dumpster is in the steel enclosure located outside the lobby doors on the left.
 - b. Wipe down all chairs and tables.
 - c. Return the room to the default setup.
 - d. Additionally, if the Ballroom is being rented:
 - i. Sweep and mop the Ballroom. The cleaning supplies are located under the kitchen sink and the mop and bucket are in the storeroom area.
 - ii. Remove all items placed in the refrigerator and kitchen area and wipe down all counter surfaces and the sink.
12. Insurance:
 - a. Renter must provide a valid certificate of insurance, with limits of not less than \$1,000,000 naming the District as an additional insured on a primary, noncontributory basis.
 - i. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District.
 - ii. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - b. If alcohol will be served or sold by any vendor other than the District's Concession Operator,

such vendor will need to provide their certificate of insurance with the same requirements as above.

- c. Additional liability insurance coverage may be required for events that the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors.

13. Renter will comply with all laws, statutes, codes, and regulations of the State of Florida and Pasco County. Renter will incur and pay any fines levied for violation of occupancy capacity. The Renter shall abide by the District's rules, regulations, and policies.

14. **In consideration for receiving permission to rent the above selected room, Renter hereby releases, waives, discharges, and covenants not to sue, indemnify, and otherwise hold harmless the District, its officers, agents and employees (hereinafter referred to as "Releasees") from any and all liability, claims, demands, actions and causes of action whatsoever arising out of or relating to any loss, damage or injury, including death, that may be sustained by me or my guests, or to any property belonging to me or my guests, whether caused by the negligence of the Releasees, or otherwise, during the rental, or while in, on or upon the premises where the rental is located, while in transit to or from the premises, or in any place or places connected with the rental.**

- a. It is my express intent that this Release shall bind the members of my family and spouse, if I am alive, and my heirs, assigns and personal representative, if I am deceased, and shall be deemed as a Release, Waiver, Discharge and Covenant Not to Sue the abovenamed Releasees.

15. Renter may not assign their rights or interest under this Agreement.

16. Renter understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the District in accordance with Florida law.

17. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limits of liability beyond any limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other law.

18. In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

19. This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County, Florida.

20. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

21. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

22. This Agreement contains the entire agreement and no party is to rely upon any oral representations made by another party or any other written documents preceding this Agreement.

The Renter certifies that he/she is at least 18 years of age and has read and understands the terms and conditions of this Agreement and signs it voluntarily. If this Agreement is entered into on behalf of an organization or a group, the undersigned certifies that he/she is authorized to sign this Agreement on behalf of the organization or group.

Renter Signature: _____

District Staff Signature: _____

Date: _____



The Groves Community Development District Rental Policies for Recreational Facilities

The following policies for The Groves Community Development District (the “**District**”) may be changed from time to time as determined in the sole discretion of the District’s Board of Supervisors (the “**Board**”). The policies have been written and are to be interpreted and enforced, for the sole purpose of enhancing and maintaining the enjoyment of District property. Failure to observe these policies will be considered a violation of the policies and may result in the restriction of an individual’s use of the District’s recreational facilities. Please observe these policies and refer any questions regarding them to the administration office in the Civic Center.

Policies:

1. The District permits the rental of the Ballroom (includes adjacent kitchen/catering room), Card Room, or Craft Room.
 - a. Use the restrooms and parking lot is included, but not any other portions of the Civic Center.
 - b. The Ballroom and Craft Room may be rented for a maximum of 5 hours.
 - c. The Card Room may be rented for a maximum of 1 hour.
2. If the District’s Concession Operator is renting the room on behalf of any renter, then the District and Concession Operator will enter into a Concession Operator Rental Agreement directly where the Concession Operator assumes all responsibility and liability for the rental.
 - a. Using the District’s Concession Operator or another vendor pre-approved by the Clubhouse Manager will result in the waiver of the security deposit.
 - b. All payments due to the District will be paid directly by the Concession Operator.
3. The cancellation policy and process for refunds is described in the Rental Agreement.
4. Changes to event dates require written approval from the Clubhouse Manager is required for any changes to event dates.
5. Adults must accompany children under the age of 18.
6. The maximum number of participants at the event shall not exceed the number of occupants as permitted for the rented facilities, by Pasco County and/or the Pasco County Fire Marshall.
7. The Board reserves the right, in the sole discretion of the District Manager, Clubhouse Manager, or Operations Manager, to limit the frequency of use of the rented facilities by any Renter or to cancel any scheduled event without reasonable notice.
 - a. If the District cancels the Event for any reason, the District shall not be liable for any costs or damages incurred by the Renter because of the District’s cancellation of the Event.
8. For any costs that exceed the Security Deposit, Renter shall pay the District for the cost of any special cleanup required after their event, for the repair of any damage to the rented room, or for the replacement of any items.
9. All legal fees and collection costs incurred by the District to collect damage costs are the responsibility of the Renter.
10. The District’s Concession Operator may utilize the Card Room, Craft Room, or Ballroom for dining overflow for evenings when the rooms are not being rented.

**Reservation Process:**

1. The first page of the Rental Agreement must be filled out by the individual or organization desiring to reserve the room (the “**Renter**”).
 - a. Reservation duration should include time needed for setup and cleanup.
 - b. Events must end by 11pm, unless the Board approves a waiver.
2. If the room is available, the Renter must pay the applicable Rental Fee and Security Deposit and provide a copy of their government issued ID at the time of the reservation. The Renter and District staff member will then sign the rental agreement.
 - a. The District accepts debit or credit cards or checks.
 - b. Checks must be made payable to “The Groves Community Development District”.
 - c. The Security Deposit is deposited when received. It will be returned within 14 days after the event if in full compliance with the rental agreement.
3. Reservations may be made up to 15 months in advance by the District, HOA, GMGA, GWGA, any outside Golf Tournaments, and for events open to all residents of the community.
 - a. These events take precedence over outside catering or event bookings.
4. All other reservations may be made up to 1 year in advance.



**The Groves Community Development District
Fee Schedule for Rental of Recreational Facilities**

Resident Fee Schedule			
Location	Type of Event	Rental Fee	Security Deposit
Ballroom	Celebration of Life	N/A	N/A
	Open to all Residents	N/A	\$100
	Private	\$100	\$100
Card Room	Open to all Residents	N/A	N/A
	Private	\$25	\$50
Craft Room	Open to all Residents	N/A	N/A
	Private	\$25	\$50

Non-Profit and Non-Resident Fee Schedule for Ballroom		
	Rental Fee	Security Deposit
Non-Profit Open to all Residents	\$50	\$100
Non-Profit Private	\$100	\$200
Non-Resident Up to 49 Guests AND 3 hours or less	\$200	\$300
Non-Resident 50+ Guests OR 3-5 hours	\$500	\$500

Additional Fees:

1. Trash not removed: \$100.
2. Surfaces not cleaned: \$50.
3. Ballroom not swept and mopped: \$100.
4. The District may determine that certain Non-Profit and Non-Resident events require additional staff coverage. The District will provide the actual cost of such staff coverage as soon as it is available.

Notes:

1. A Resident is a person residing in The Groves Golf and Country Club.
2. Open to all Residents means that the event can be enjoyed by all Residents at no cost. No non-residents may participate in such events.
3. Non-Profit means any clubs, 501(c)(3) organizations (*non-profits for the benefit of the general public*), or 501(c)(7) organizations (*social and recreational non-profits for the benefit of their members*).
 - a. Residents may not rent the facilities in their personal name if a non-profit or for-profit organization advertises the event. Such rental should occur in the name of the organization.
4. The District has higher and additional fees for Non-Profits and Non-Residents as residents already pay non-ad valorem special assessments into the District and the District has additional recourses against residents.
5. The Craft Room and Card Room are not available to rent by non-residents unless they pay the annual non-resident user fee.

4B

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RENTAL POLICIES AND FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Groves Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and adopt rate and fee schedules for its recreational facilities;

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed rental policies and fee schedule should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption**. The Board hereby adopts the Rental Policies and Fee Schedule, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

Passed and adopted on May 7, 2024.

Attest:

**The Groves
Community Development District**

Jayna Cooper
Secretary

Bill Boutin
Chair of the Board of Supervisors

Fifth Order of Business

5A

From: tboatjim@tampabay.rr.com <tboatjim@tampabay.rr.com>
Sent: Tuesday, April 16, 2024 3:19 PM
To: Cooper, Jayna <jayna.cooper@inframark.com>
Subject: Resignation

This Message Is From an Untrusted Sender

[Report Suspicious](#)



You have not previously corresponded with this sender.

Hi Jayna,

I am submitting my resignation from the Board of Supervisors Community Development District, The Groves Golf and Country Club effective immediately. I have been proud to serve and represent the residents of our community for many of the ten years we have lived here. We will miss everyone especially the numerous friends we have made over the years, including you of course. I wish everyone “ Fair winds and Following Seas”

Respectfully,
Jim Nearey

5B



KILINSKI | VAN WYK



PROPOSAL FOR DISTRICT COUNSEL SERVICES
The Groves
Community Development District
Land O' Lakes, Florida

Why Kilinski | Van Wyk

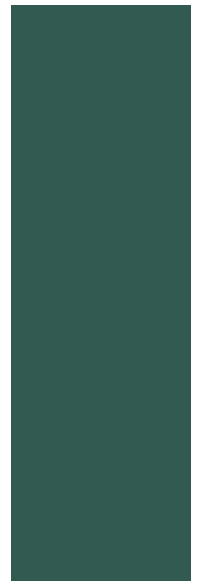
On behalf of Kilinski | Van Wyk PLLC (Kilinski | Van Wyk), we appreciate the opportunity to submit this proposal to provide legal representation to The Groves Community Development District ("District"). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, real estate law, construction law, governmental law, public financing, public contract law, ethics, and related areas.

In July of 2021, entrepreneurial minded partners, Jennifer Kilinski and Roy Van Wyk, with decades of experience serving special district clients, started the law firm of Kilinski | Van Wyk, with the intent to focus exclusively on the needs of special district clients in a nimble and innovative environment. Within the first eighteen months of operations, Kilinski | Van Wyk grew to ten employees, including six lawyers, two paralegals, and administrative support staff, and we now have fourteen professionals serving our clients' needs. Our growth is in direct response to the confidence our clients have put in our attorneys' depth of experience and the quality of our legal services. Kilinski | Van Wyk prides itself on efficiency, responsiveness, and creative strategic thinking.

We serve clients throughout all of Florida. We have three offices; one, located in Florida's Capital City of Tallahassee, where we have access to all state administrative offices, the Florida Legislature, and other regulatory agencies important to our clients. The second office, located in Tampa, includes four attorneys. The firm also maintains a third office in Naples, and we anticipate opening a fourth office in Jacksonville in the coming months, which reflects our successful growth and client-focused approach. Our Tampa and Jacksonville offices provide us with strategic locations to serve our many Central Florida districts.

Kilinski | Van Wyk is a unique law firm. Its founders created the firm with the mission to provide excellent, solution-oriented, and responsive legal counseling services centered on representing special districts, leveraging the strength of our decades of experience so that our clients are not experiencing on the job training. Our goal is to deliver the legal counsel that achieves the desired results to make your District, and your business, successful. We do that by listening, collaborating, strategizing, and bringing the strength of our decades of legal and business experience to bear on your objectives. We commit ourselves to being, hiring and training the best attorneys in our practice area, so that you can be the best in your business area.

The attorneys at Kilinski | Van Wyk have experience representing various types of special districts, including stewardship districts, improvement districts, community development districts and others, in virtually every part of our home state of Florida. The competence and extensive experience of our lawyers is critical to providing the highest level of client service. We endeavor to recruit the best and most experienced lawyers and law students to our firm. Our attorneys' many awards and accolades demonstrate our "bench strength," including our many highly credentialed younger attorneys. When you hire Kilinski | Van Wyk, you hire a legal team with decades of experience at various levels of government and in virtually every part of our state.



KVW Personnel & Other Resources

Kilinski | Van Wyk attorneys primarily focus their legal practice in special districts and related legal subject matter. Our combination of knowledge and experience means that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using an associate attorney or paralegal where appropriate.

As partners, we are personally invested with our names on the firm, and it is our commitment to provide proactive, business-minded, and timely legal counsel to address your business objectives. As partners, we also supervise the firm's personnel and resource assignments to ensure each client receives the personal and professional counsel needed for their unique circumstance. Additional information about our firm and team can be found at www.cddl原因.com.



KVW Experience with Special Districts

The firm's founding members, Jennifer Kilinski and Roy Van Wyk, were former partners with Hopping Green & Sams, PA, which had provided clients with advice regarding the operation of community development districts since 1985. Lawyers from our firm presently serve as general counsel to over one hundred fifty (150) special districts and similar clients throughout Florida and have established, and are currently establishing, several others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure, and other such issues. There are few issues our lawyers have not faced.

We currently represent over 60 districts in Pasco County and surrounding counties, and our Central Florida-based attorneys are well positioned to serve the District. Several of our clients own and operate multiple amenities, and their communities are home to thousands of residents. Our lawyers are familiar with best practices in amenity management legal considerations, restaurant operations and DBPR licensing, policies and procedures, operations and other related matters and have performed due diligence (i.e., ownership and maintenance responsibilities) research for all of our districts.



KVW Understanding the Scope of Work

In our work as general counsel to special districts, we provide necessary legal services for a wide range of needs. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the District.

In addition to our attendance at Board meetings, whether remotely or in person, our firm works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our firm's experience in proactively counseling community development districts gives us insight on how to prevent expensive litigation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided, and if required, we can provide experienced litigation support or provide referrals for the District to consider.



Conclusion

As mentioned previously, we represent numerous community development districts and independent special districts throughout the state. We believe that our experience and resources allow us to represent our clients with a high degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our qualifications at www.cddl原因.com. We would be happy to talk with you about our qualifications and experience and can be reached at 877-350-0372 or 850-508-2335. We are CDD lawyers, and we look forward to hearing from you.

Jennifer L. Kilinski,
Founding Partner

Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, 32301
877.350.0372
Jennifer@cddlawyers.com



Experience

- General Counsel to several special districts on a variety of matters including public finance, public procurement, open government and ethics, construction and real property transactions.
- Represents clients before state agency and local government boards and commissions including county and city commissions, Florida Land and Water Adjudicatory Commission, and regulatory agencies.
- Represents special districts and landowners before local governments regarding the establishment of community development districts and development issues and in complex construction transactions.
- Represents clients before regulatory agencies, such as the Commission on Ethics, Department of Business and Professional Regulation and Department of Health for various licensing and procedural matters.
- Provided legislative monitoring and support to special districts in conjunction with Legislative Session.

Education

- Florida State University, J.D., 2009, Magna Cum Laude (Order of the Coif)
- Florida State University, M.A., 2006, Summa Cum Laude (first in class)
- University of Texas, B.S., 2003, Summa Cum Laude (first in class)

Bar & Court Admissions; Certifications

- Florida, 2009

Savannah Hancock

Attorney

Kilinski | Van Wyk PLLC
 1600 E 8th Avenue A200, Suite 103
 Tampa, FL 33605
 877.350.0372
 Savannah@cddlawyers.com



Experience

- Savannah Hancock is an associate attorney at Kilinski | Van Wyk where she specializes in the establishment and representation of special districts, including community development districts, improvement districts, stewardship districts, and recreational districts.
- She also represents private and public clients in construction law matters, serves as issuer's counsel in conjunction with public financing, and represents landowners around Florida in conservation programs with the state.
- Prior to her legal career, Savannah worked as an analyst with one of the largest asset managers in the world. During that time, she assisted in financing a variety of complex projects and created investment plans for clients' liquid assets.
- Savannah began her legal career working within the real estate, land use, and environmental division of a prominent Florida-based law firm. While there, she worked with developers from the property acquisition phase through completion of the development project. This experience, as well as her time in the financial services industry, allowed for a quick and successful transition to Kilinski Van Wyk.
- She was able to draw upon her knowledge base to represent developers, landowners, homebuilders, and others in the establishment and general counsel representation of various special districts, including Community Development Districts ("CDDs").
- Savannah enjoys helping create, finance, and operate vibrant communities and other development projects that serve Florida's growing population.

Education

- Stetson University, College of Law, Graduated with honors
- University of Florida, Hough Graduate School, Masters in International Business
- University of Florida, Warrington College of Business, MA in Finance

Bar & Court Admissions; Certifications

- Florida, 2022

KVW Proposed Agreement

KILINSKI | VAN WYK PLLC FEE AGREEMENT THE GROVES CDD

I. PARTIES

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. The Groves Community Development District ("Client")
c/o Inframark, LLC
210 University Drive, Suite 702
Coral Springs, Florida 33071

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")
517 E. College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$350 - \$385 per hour for partners, \$300-\$350 per hour for of counsel lawyers, \$265 - \$290 per hour for associates, and \$190 per hour for paralegals. Any increase in hourly rates would require client consent.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any

“conflict” with Kilinski | Van Wyk’s representation of various special districts, builders, developers, property owners’ associations and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

THE GROVES CDD

KILINSKI | VAN WYK PLLC

Jennifer Kilinski

By: _____

By: Jennifer Kilinski

Its: _____

Its: Authorized Member

Date: _____

Date: March 15, 2024

ATTACHMENT A

KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

5C



The Groves CDD ENGINEER'S REPORT FOR May 7th, 2024 BOARD MEETING

Ongoing Projects Report and Updates:

Irrigation Usage Report

At the April 2nd meeting of the Groves CDD Board of Supervisors. Chairman Boutin asked District Engineer Stephen Brletic and Supervisor Jimmy Allison to review the information from David Colflesh that had been transmitted to Board members prior to the April 2nd meeting. The following is a summary of the review:

- A meeting was held on April 25th to discuss the information contained in Mr. Colflesh's letter. Those in attendance were Mr. Colflesh, District Engineer Brletic, Supervisor Allison, and Clubhouse Manager Wendi McAnn. Mr. Colflesh presented a large amount of information relative to the amounts of well water, reclaimed water, and irrigation water pumped monthly over a period of several years. In addition, and of most importance relative to this discussion, he presented information on the distribution of irrigation water between the golf course, the Club Homes, and the CDD common property. This information was obtained from the Toro website that records this information daily.
- Attached, as a part of this report, is a spreadsheet titled Irrigation Analysis, that provides a summary of the distribution of irrigation water for each year. This summary documents a severe lack of irrigation water being supplied to the CDD common areas, as well as an over-irrigation of the club homes. It also shows that our current cost share agreement of 1/3 for golf course, 1/3 for club homes, and 1/3 for CDD results in club home residents possibly paying twice for water and all residents paying for water they are not receiving.
- In addition to the information included in the Irrigation Analysis, Mr. Colflesh provided information that shows that we are not only paying Pasco County for the reclaimed water that they supply, but also for the water that we pump from our well to dilute the reclaimed water. This occurs because they read the meter showing the amount of irrigation water pumped rather than the meter that shows the amount of reclaimed water that they provide.

If the data presented by Mr. Colflesh is valid and can be confirmed, CDD staff would be looking for the board's direction to pursue the data further to determine and seek to recover the amount of



overpayment to Pasco County. CDD staff would also look for the board's direction on developing recommendations for revisions of the cost share agreements that the CDD has with the HOA for the purpose of providing an equitable distribution of costs. It is recommended that CDD staff personnel or landscape vendor handling irrigation repairs/usage start tracking all necessary irrigation usage data in the future for the CDD's use.

Bridge Project

Work will recommence for the bridge reconstruction project for the last 2 locations on May 6th and is anticipated to be complete on May 17th.

Pool Project

Full discussion of updates to take place at the board meeting with the Pool Works in attendance.

IRRIGATION ANALYSIS

YEAR	TOTAL GALLONS	GOLF COURSE			CLUB HOMES			CDD COMMON		
		GALLONS	INCHES	% OF TOTAL	GALLONS	INCHES	% OF TOTAL	GALLONS	INCHES	% OF TOTAL
2015	54,755,118	29,409,704	25	53.71%	23,226,648	65	42.42%	2,118,766	3	3.87%
2016	77,138,484	48,636,308	42	63.05%	25,737,908	72	33.37%	2,764,268	4	3.58%
2017	54,674,092	35,836,832	31	65.55%	18,655,104	52	34.12%	182,156	0	0.33%
2018	64,691,457	44,217,944	38	68.35%	19,992,900	56	30.91%	480,613	1	0.74%
2019		35,081,992	30		21,298,216	59		NA		
2020		44,187,016	38		27,491,374	77		NA		
2021		26,267,904	22		36,570,748	102		NA		
2022	88,537,768	40,628,760	35	45.89%	41,145,676	115	46.47%	6,763,332	9	7.64%
2023	74,907,997	53,844,996	46	71.88%	18,470,376	51	24.66%	2,592,625	3	3.46%
2024	14,014,074	6,850,724	6	48.88%	6,564,384	18	46.84%	598,966	1	4.27%
TOTAL	428,718,990							15,500,726		3.62%

NOTE: 2024 information represents the total for January through March.

CDD information for 2019, 2020, and 2021 is not available due to Toro controllers being replaced with Hunter controllers during those years.

ACRES IRRIGATED FOR:

GOLF COURSE =	43	7.48 gallons = 1 cubic foot
CLUB HOMES =	13.23	43560 square feet = 1 acre
CDD COMMON =	28.17	

Sixth Order of Business

6C



The Groves CDD Aquatics

Inspection Date:

4/29/2024 1:25 PM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 2C-1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor amounts of subsurface growth were observed along parts of the shoreline. Beneficial lilies on the pond are in a healthy condition. In the upcoming treatment our technician will be sure to target the subsurface growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 2C-2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water level is low on this pond which is typical for the season. Minor amounts of nuisance grass and algae were observed in the shallow areas of the pond. Beneficial lilies are in a healthy state. Our technician will address this growth in the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae or nuisance grass growth was observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Planktonic
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. No algae was observed within the pond. Observed some lingering nuisance grasses along the perimeter of the pond. Most of which already appears to be decaying and on its way out. Our technician will make sure to address any new regrowth that may occur in the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Planktonic
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 6G

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in near excellent condition. No algae growth was observed on this pond. Beneficial lilies are in a healthy state. Minor amounts of decaying nuisance grass were observed. Our technician will continue to treat for any nuisance growth in the upcoming treatments.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Lilies have been contained, to leave a desirable viewing area from the dock/boardwalk. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: Sump 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Did not observe any algae growth on this pond. Grasses along the ponds shoreline need to be readdressed. Some of the torpedo grass is actively decaying but some is making a comeback. In the next maintenance event our technician will make sure to fully eradicate this grass growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This rim ditch is in excellent condition. The algae and slyvania have cleared up nicely and did not seem to be present. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: F-N

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor amounts of nuisance grass growth occurring along parts of the ponds shoreline. Beneficial lilies are in a healthy state. Our technician will target the grass growth in the upcoming visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: F-S

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond's condition is similar to the previous pond. Beneficial lilies are in good health. Our technician will look to target the grass growth in the upcoming visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



Spring continues to heat up, and May brings with it a perfect storm for algae growth. Temperature and humidity are both increasing. Extended daylight means more growing time, leading to increased growth of both algae and nuisance grasses. The lack of rainfall to flush nutrients out of the pond compounds the issue; since the shallow, stagnant water conditions are perfect for algal growth. Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter.

It is important to note that we have entered into one of the worst times of the year for pond aesthetics. The 35-day forecast shows not a single drop of rain, and daily highs will be exceeding the mid-90s relatively soon. Seasonal algal blooms are upon us, and growth can flare up on a single day given the right conditions.

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 that 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.

At the time of this report, most ponds were in excellent or great condition. Some of the ponds featured some form of algal matter. Which is consistent with current conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season is upon us.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

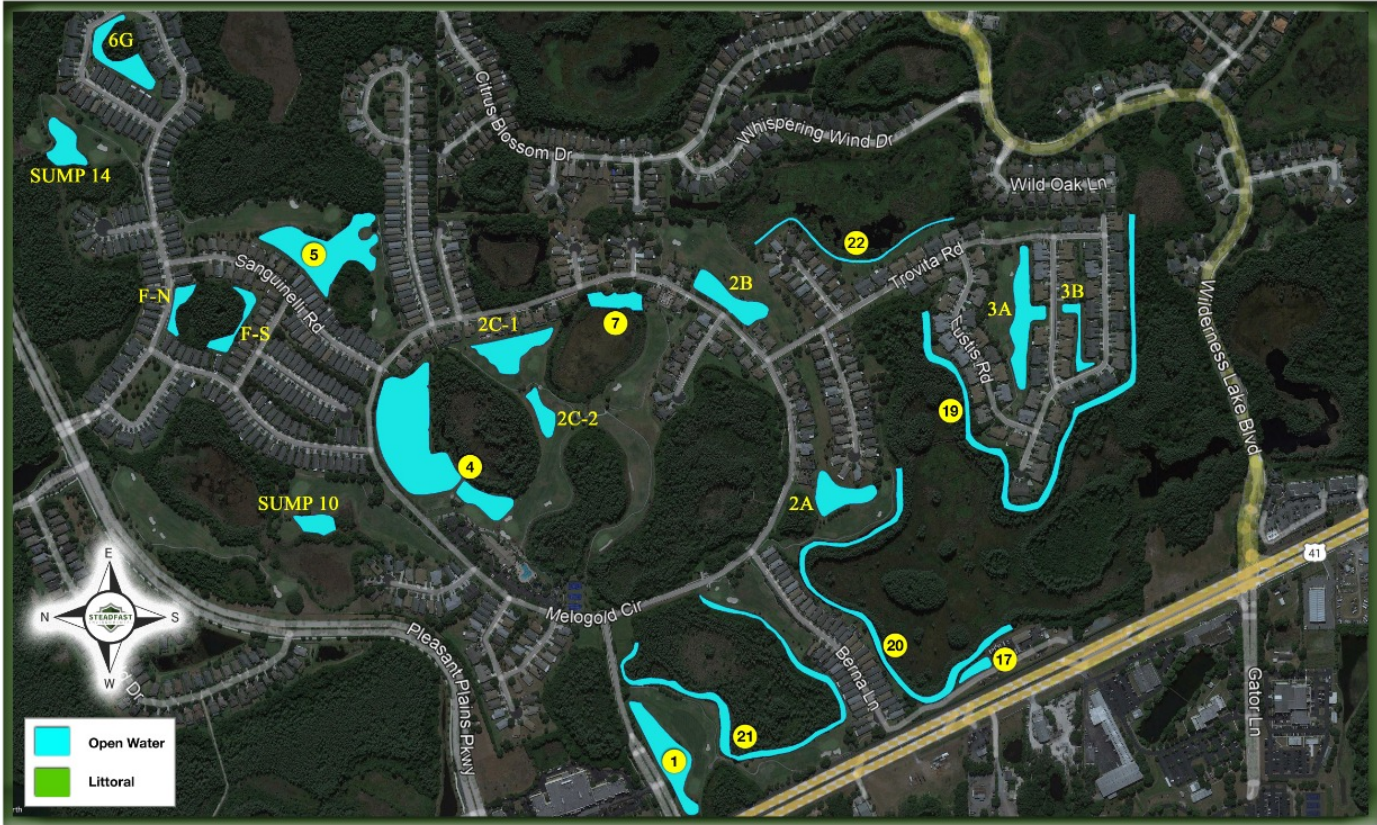
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



THE GROVES CDD
Festive Groves Blvd, Land O' Lakes

Gate Code:





STEADFAST ENVIRONMENTAL

From the Steadfast Water, Algae and Trash (SWAT) Rapid Response Team



An example of the difference between conditions with frequent rain (algae free); and the current dry conditions (algae city)

SPRING CONDITION REPORT

Sporadic algae blooms and explosive growth during dry spring conditions.

With Spring in full swing, and as we approach Summer, increasingly warm temperatures are on the way. Most daily high temperatures this week were in the high 80's. Meanwhile, rainfall has been minimal to none which contributes to decreased water levels and increased water temperatures. Residents may notice sporadic algae blooms and explosive growth during this time. This is a direct result of lack of rain and increased ambient temperatures. A stark contrast to the relatively stable conditions of the previous rainy months.

Contributions to algal activity include excess nutrients from fertilizers & grass clippings, stormwater runoff, and lack of water movement between rainfall events. These nutrients, in addition to the abundant Florida sunshine, increased humidity, and high daytime temperatures, allow algae to rapidly take over suitable water bodies.

Blooms may take the form of water tinted green with cloudy planktonic algae, rough patches of surface filamentous algae, or paint-like cyanobacterial slicks on the water's surface.

Algal blooms are unique to each pond and are dependent on several factors. Aspects such as a pond's dimensions, the volume of flow entering the pond, and the proximity of adjacent wetlands for water to drain into. All these factors affect a pond's nutrient density; the fuel for algal blooms.

Full spectrum Copper Sulfate treatments are in effect in response to these seasonal algal blooms. Under normal conditions, most species of algae decompose fully in 7-10 days following a treatment date. However, in drier conditions (like those we are experiencing now) with no wind or rain to assist in breakup

of the algae as it dissolves, decay times will be extended.

Across the majority of ponds, we are seeing signs of having intercepted blooms, curtailing them before they get out of hand. In other ponds whose construction lends to high nutrient retention, this will be a cyclical battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle and get locked away.

While regular follow up treatments are administered to combat fresh growth, it can be difficult to prevent algae from flaring up between visits. Routine treatments will continue to dispel them as they establish.

2024.03.04 – The Groves – Site Observation #2

Prepared by CA

Mar 5, 2024

Description

On March 4, 2024, Martin Aquatic representatives Drew Vagnini and Emily Shawen were on site for a second site observation.

The site was observed to be in active demolition with earth removed from all around the pool and selective demolition around the spa area. The existing mechanical yard had been fully demoed with piping capped at yard walls. The new mechanical yard and housekeeping pads were laid out.

It was confirmed on site that the drain sumps in both the spa and pool are not currently VGBA-compliant. Selective demolition will need to be performed to bring the spa and pool into code compliance.

Contents

- #22 Flex Pipe 2
- #24 Spa Drain Sump 4
- #27 Spa Piping 5
- #23 Gutter & Main Drain Conflict..... 6
- #26 Overall site photos..... 8
- #25 Pool Drain Sump 10
- #21 Existing Mech Yard..... 11
- #20 New Mech Pump Yard..... 13

#22 Flex Pipe

Status

Open

Created

Mar 5, 2024 9:07 AM
ca@martinaquatic.com

Sheet

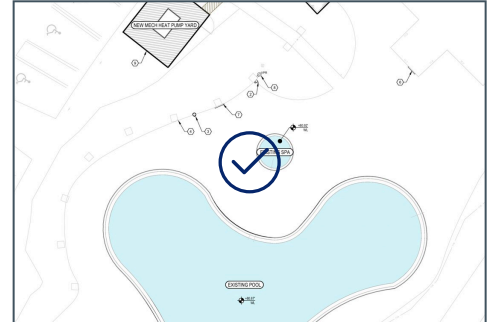
W.101

Location

Spa

Description

One small section of flex piping uncovered by the contractor behind the skimmer. All visible piping used in the recirculation system shall be imprinted with the manufacturer's name and the NWF-PW logo for potable water applications.



Photos



20240304_110851
CA
Mar 4, 2024 11:08 AM



Photo Mar 04 2024, 11 02 11 AM
CA
Mar 4, 2024 11:02 AM

#24 Spa Drain Sump

Status

Open

Created

Mar 5, 2024 9:29 AM
ca@martinaquatic.com

Sheet

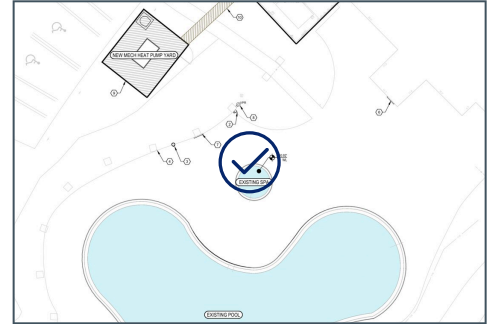
W.101

Location

Spa

Description

It was confirmed during site observation the drain sump is not currently VGBA-compliant. Selective demolition will need to be done to bring sump into code compliance.



Photos



20240304_112939

CA

Mar 4, 2024 11:29 AM

#27 Spa Piping

Status

Open

Created

Mar 5, 2024 1:23 PM
ca@martinaquatic.com

Sheet

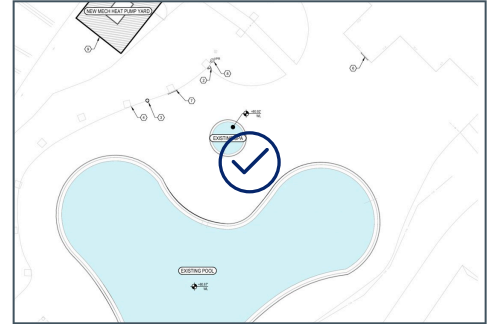
W.101

Location

Spa

Description

Contractor advised existing spa piping different sizes than drawings. Martin Aquatic to review issue now knowing sizing on site.



#23 Gutter & Main Drain Conflict

Status

Open

Created

Mar 5, 2024 9:17 AM
ca@martinaquatic.com

Sheet

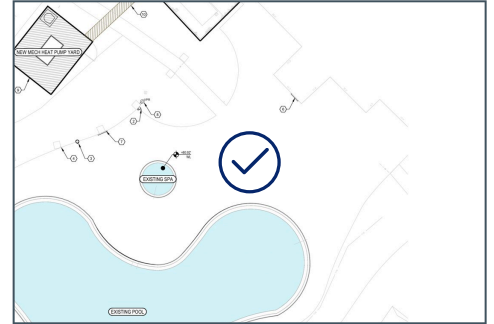
W.101

Location

Pool Deck

Description

Contractor advised there is an elevation conflict at the crossing of the gutter and main drain. It was advised there can be one low point in the main drain line to resolve the conflict.



Photos



Photo Mar 04 2024, 11 11 51 AM
CA
Mar 4, 2024 11:11 AM



Photo Mar 04 2024, 11 11 21 AM
CA
Mar 4, 2024 11:11 AM

#26 Overall site photos

Status

Closed

Created

Mar 5, 2024 9:50 AM
ca@martinaquatic.com

Sheet

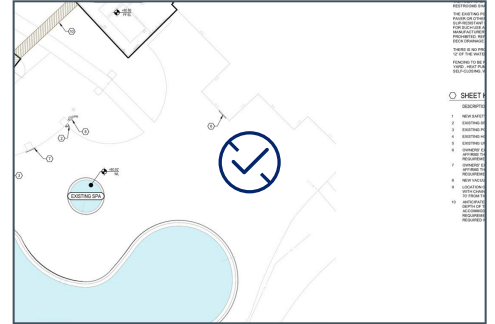
W.101

Location

Pool Deck

Description

Overall site photos



Photos



Photo Mar 04 2024, 11 15 16 AM

CA

Mar 4, 2024 11:15 AM



Photo Mar 04 2024, 11 03 23 AM

CA

Mar 4, 2024 11:03 AM



Photo Mar 04 2024, 11 02 26 AM

CA

Mar 4, 2024 11:02 AM



Photo Mar 04 2024, 11 02 01 AM

CA

Mar 4, 2024 11:02 AM



Photo Mar 04 2024, 11 01 55 AM

CA

Mar 4, 2024 11:01 AM

#25 Pool Drain Sump

Status

Open

Created

Mar 5, 2024 9:36 AM
ca@martinaquatic.com

Sheet

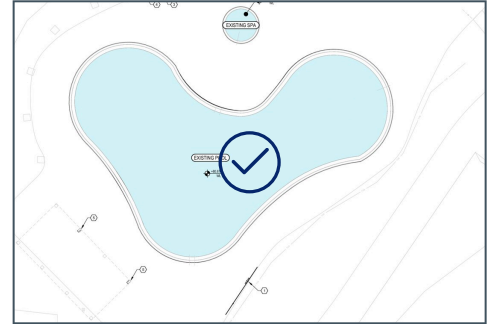
W.101

Location

Pool

Description

It was confirmed during site observation the drain sump is not currently VGBA-compliant. Selective demolition will need to be done to bring sump into code compliance.



Photos



20240304_113000

CA

Mar 4, 2024 11:30 AM

#21 Existing Mech Yard

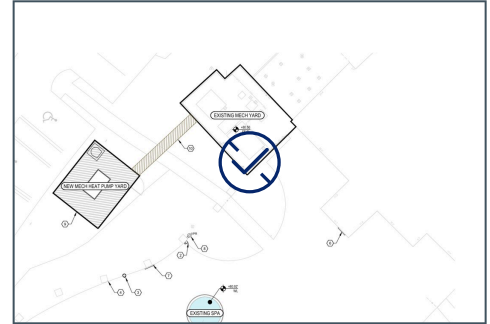
Status
Closed

Created
Mar 5, 2024 9:02 AM
ca@martinaquatic.com

Sheet
W.101

Location
Mechanical Yard

Description
Existing mechanical yard was demoed with piped capped at wall.



Photos



Photo Mar 04 2024, 11 05 58 AM
CA
Mar 4, 2024 11:05 AM



Photo Mar 04 2024, 11 05 28 AM
CA
Mar 4, 2024 11:05 AM



Photo Mar 04 2024, 11 04 58 AM

CA

Mar 4, 2024 11:04 AM



Photo Mar 04 2024, 11 04 47 AM

CA

Mar 4, 2024 11:04 AM

#20 New Mech Pump Yard

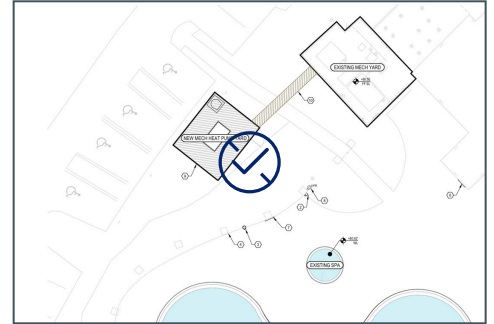
Status
Closed

Created
Mar 5, 2024 8:59 AM
ca@martinaquatic.com

Sheet
W.101

Location
Heater Yard

Description
New heater yard location location moved closer to pool. Pad locations formed for review.



Photos



Photo Mar 04 2024, 11 00 21 AM

CA
Mar 4, 2024 11:00 AM



Photo Mar 04 2024, 11 00 13 AM (1)

CA
Mar 4, 2024 11:00 AM

6Di



The Board Update

April 19, 2024

Landscape

- Davies irrigation technicians providing proposals on various irrigation projects.
- Installed temporary node to restore irrigation behind Trovita.
- Focus on main entrance and clubhouse areas including trimming of hedges, edging, and raking and blowing leaves.
- Irrigation work done on Ponkin after 2 days determined it was not a mainline it was the homeowner's irrigation line that caused the leak.
- Received initial analysis of irrigation from Davey's Irrigation Tech, with top 5 priorities to repair.
- Davey on site crew is extremely easy to communicate with and is making a big impact. Please remember that although you see them on site all day, they are only assigned to the CDD for a few hours a day for landscaping.
- We have an onsite irrigation technician 40 hours a week.
- Wet check performed on 4.29.24 with David from Davey.
- Repairs made to irrigation system since April 1, 2024. \$3K

Ponds

- Lake doctor
 - a) replaced new fountain on Sanguinelli
 - b) removed fountain on Jaffa and repairing it.
 - c) repaired fountain behind clubhouse reclaimed pond.
- Steadfast
 - Assessed Cleopatra photos on recent project and explained that they had additional staff, so job was completed in 1 day.
 - The job's scope was performed, and the intent was not to improve/change flow. Water movement is regulated by the wetland behind the rim ditch.
 - Bright Green Algae in various places along Cleopatra will be sprayed out with a Cooper spray on their next visit. This will cause the Algae to turn brown and sink to the bottom within 2 weeks of spraying.
 - Kevin has provided some information for residents that are interested in the ponds and wetlands.
 - See Attachments

- Unfortunately, at this time he will not be able to do a presentation.
- Clinton and I are compiling a list of frequently asked questions from residents. He will answer them, and we will send out a FAQ sheet to help answer questions.

Turn Bar and Grill

- Hand sink replaced in kitchen.
- The restaurant will be closed on May 6th to coincide with Golf course closure.
- The ballroom floor will be stripped, waxed, and cleaned and lanai deck scrubbed on the same date. (May 6th)
- Grease Trap on roof to be replaced April 19, 2024, and will be back next week to chemically remove the grease from the roof.
- See attachment.
- HoodZ contracted to install missing trap, repair electric work to move fan. Date for repair May 16th, 2024, will contact us if they have an appointment open up.
- All work will be conducted in the evening. They are licensed, bonded and insured.

Pool Project

1. The 10-inch return line exposed a issue with slag build-up. This will result in additional pool floor removal to replace piping. This additional work will not be any additional cost, nor any additional setbacks.
2. The gutter system is installed and ground underneath compacting.
3. The fiberglass reservoir tanks are on-site and being place in the ground soon.
4. Electricians approved power for upgraded pumps.
5. Crane on site 4.30.24 to install the new tanks underground for the pool and spa.
6. Alston Electrical has been contacted regarding Night lighting.
7. An up-to-date photometric survey will need to be conducted for \$2500.
8. He explained that lighting technology changes so quickly that if it is not installed within 6 months the survey needs to be revised.

The new plans were submitted to Pasco County on March 15th, it's an estimated 30 days for Pasco to review the plans and submit any questions they have. After permitting approval, inspections can begin.

The estimated completion (reminder this is only an estimated date) is September 18, 2024.

Picture 1 = New tanks onsite



Picture 2 = Completed gutter installation



Picture 3 = the Slag blocking the water return line.



Club and Field Maintenance

- Ring Central menu updated. Clinton and I's extensions will ring directly to our cell phones. Restaurant and Guard Shack added to menu for direct transfer. **Thank you Nico for your assistance on this BIG project!!!!**
- Reviewed the following locations with District Engineer
 - 7110 Melogold – pond edge - Stephen **Stephen responded.**
 - 7231 Cleopatra – Drainage culvert condition – **Stephen Responded**
 - 7504 Trovita – depressions in back yard – **Stephen responded.**

- 20908 Roby Red – Roots Lania – **No indication of root damage**
- 7200 Cleopatra – Road cracks – **Stephn responded.**
- Back Gate – Infrastructure work for gate installation – **Stepen supplied contractor contact list for proposals.**
- 7307 Cleopatra – Algae and growth in wetland
- 7310 Cleopatra – Bush dead in pond.
- Received change order document for back gate installation.
- Secure team on site for Festive grove gate repair.
- Speed bumps removed from back gate an anticipation of new gate installation.
- New gates and fencing being fabricated for project. We do not have an official start date confirmed yet.
- Golf shop parking lot wheel stops sealed and painted; rebar installed to keep them in place.
- Gathering quotes for concrete work (Shaddock, Melogold & back gate)
- **Mr. Jim Lewis** volunteered to help identify electrical problems in Lania, also exterior outlets, and air conditioner electric failure. **Thank you, Jim!**
- Received invoice for approx. \$1200.00 to repair Toro UTV DTE is repairing this.
- Bocce ball sail repaired, **Thank You Mr. Frank Dimeo.**
- Received (3) updated quotes for golf course emergency gates gave golf shop the go ahead to install total cost \$4K with a 50/50 split with HOA.
- Replaced American Flag and Military Flag at clubhouse.
- Newly installed cart parking barrier post and rope behind clubhouse.

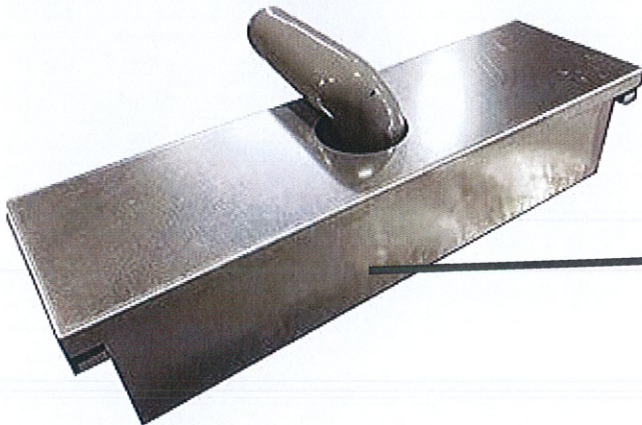
Roof exhaust Fan. Why is there grease on the roof? Whats missing.



Outlet spout from grease collector



Groves grease outlet missing the grease collection box.



Missing collection box, the outlet spout would be inserted into the collection box inlet pipe.

Grease Trap Findings:

Action - We are contacting contractors to:

1. Install a grease catch box.
2. Clean the fan and metal area underneath the spout.
3. Remove grease from the roof shingles.

Contacts thus far

Piper fire systems

McNatt Plumping

Bayonet Plumbing

The Drain Team

Quality Septic

Pro serve

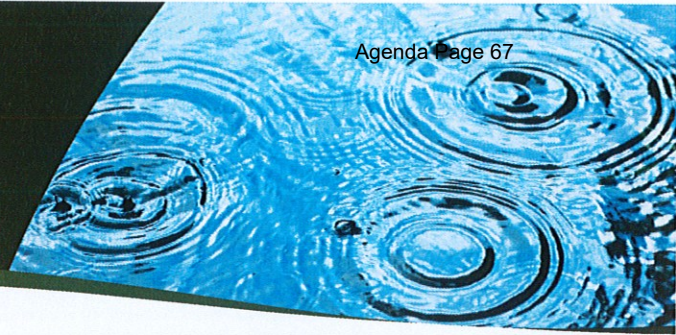
Hood cleaning Florida

We are still waiting on Watertight for a return call.

We have reached out to the recording secretary at Inframark for the original roof documents and warranty.

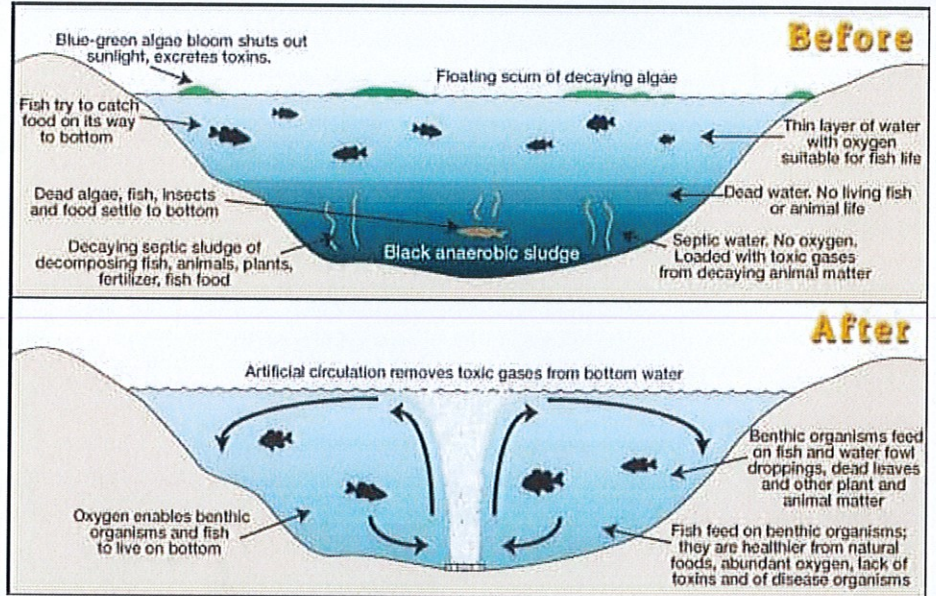
Please see attached document showing the reason for the grease on the roof.

BOTTOM DIFFUSE AERATION SYSTEMS



HOW IT WORKS

- ✓ A Compressor box located on shore intakes air and pushed it through hoses to diffuser disks which are located on the bottom of the pond.
- ✓ The air is forced through tiny holes on these disks and exit as fine streams of bubbles, which float up towards the surface.
- ✓ As the bubbles float upwards, they pull water with them from the bottom of the pond to the top, turning water volume over, and helping it circulate.



DECREASED ALGAE BLOOMS

As the bubbles move through the water, they exchange gasses with it. Toxic gasses enter the bubbles as they travel and are carried out of the pond once they break the surface; this is known as off-gassing. At the same time, oxygen from inside the bubbles enters the water, increasing the water's oxygen content. Many forms of algae grow poorly in water with high levels of oxygen, and the increase in water movement slows their growth further. Diffused oxygen also helps break down nutrients like nitrogen and phosphorus which aid in algal growth. Nutrients like these build up over time, and it is typical for ponds with a lack of movement to become overloaded with them.



MINIMIZED FREQUENCY OF FISH KILLS

By increasing the oxygen content of the water, aeration systems also create a better environment for the pond's aquatic life. Ponds which are aerated host more robust populations with healthier fish. And by permanently mixing the pond's waters, it prevents the pond from settling into two distinct layers: a high-oxygen top layer with all the pond's life & low oxygen bottom layer where nothing can survive. This means smaller pond turnovers and a reduced frequency and severity of fish-kill events.



REDUCED MIDGE FLY NUMBERS

Another benefit of improving the health of pond's fish is allowing for better insect control; namely midge flies and mosquitos. When dissolved oxygen levels are higher throughout the water column it allows fish to dive deeper where the midge larvae begin their life cycle. Dissolved oxygen will also reduce stagnation in the lake creating a less desirable breeding ground for the insects. A healthy pond is less desirable for midge flies to breed because their larvae cannot survive. The conditions they prefer can be limited by installing aeration systems, helping to reduce their numbers.

Bottom diffuse aeration is a long-term remedy to many of the issues faced by Florida's stormwater ponds and man-made waterways. After their installation, and with proper maintenance, the benefits they provide can improve the health of any community's water features for years to come.



Stormwater Pond Management: What You Need to Know about Aeration¹

Samantha T. Howley, Steven P. Hohman, and Alexander J. Reisinger²

Introduction

As Floridians, we are familiar with stormwater ponds and their associated fountains. There are at least 75,000 stormwater ponds across our state (Sinclair et al. 2020), and they can be found anywhere, from our neighborhood to our favorite golf course or the strip mall where we buy groceries. While you have undoubtedly seen plenty of stormwater ponds, you might not know much about how they work. Stormwater ponds are not just decorations to increase property value or improve aesthetics; they play an integral role in protecting the local watershed from the negative impacts of urbanization. Stormwater ponds' primary purpose is flood control, and they are designed to intercept stormwater runoff (precipitation that runs off our buildings, roads, parking lots, and sidewalks), but they also provide other services like a place for sediment to settle out of the water column, habitat for wildlife, recreational opportunities like birding, and pollutant removal. Overall, stormwater ponds help mitigate the impacts of urban stormwater runoff while protecting our natural waterways from nutrient loading, erosion, sedimentation, and algal blooms.

This document is intended to provide Floridians and their communities with information on a specific management practice in stormwater ponds: the use of fountains and other aeration approaches. These practices may provide opportunities both to improve water quality within the

pond and protect downstream water quality. Specifically, this document gives basic information on fountains and the pros and cons of fountain (and other aeration device) installation and use. In addition, we provide information for pond managers or community decision makers on how to best manage ponds for effective pollutant removal in the pond and downstream water quality protection. This document does not provide a technical guide for selecting/designing aeration practices for ponds; rather, it provides an overview for how aerators, such as fountains, may affect water quality within stormwater ponds.

Stormwater Ponds

When living in a state that experiences fifty inches (or more) of rain a year, flooding is a constant threat. Without proper management, the water that runs off the landscape during a storm (stormwater) can transport pollutants such as sediments, heavy metals, pesticides, organic pollutants, and nutrients into natural waterways or artificial canals, impacting water quality and biodiversity, leading to algal blooms, or leading to aesthetic/odor concerns. Additionally, flooding has the potential to erode infrastructure, cause property damage, and promote stream incision when higher-than-normal flow rates erode stream banks. With Florida's highly urbanized landscape and the population growing by roughly 900 people per day, flooding from stormwater poses an increasingly substantial risk.

1. This document is SL482, one of a series of the Department of Soil and Water Sciences, UF/IFAS Extension. Original publication date January 2021. Visit the EDIS website at <https://edis.ifas.ufl.edu> for the currently supported version of this publication.
2. Samantha T. Howley, former undergraduate student, Environmental Science Program within the School of Natural Resources and Environment; Steven P. Hohman, former graduate student; and Alexander J. Reisinger, assistant professor, Department of Soil and Water Sciences; UF/IFAS Extension, Gainesville, FL 32611.

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Stormwater ponds are designed to mitigate flooding by catching excessive precipitation running off our buildings, roads, parking lots, sidewalks, and any other impervious surfaces (land cover that stops water from infiltrating into the soil, such as stormwater or excess water irrigating a lawn) that could cause water to flood our homes or streets. Instead of rapidly running off, stormwater ponds slow this water down and either allow it to percolate into the ground or simply reduce the rate of runoff into downstream water bodies. Stormwater ponds are defined as either retention or detention ponds. In Florida, dry stormwater ponds and swales are dry for most of the year but become inundated after rain events. Wet stormwater ponds are typically inundated year-round. Retention ponds keep all water within them and prevent it from moving downstream. Dry retention ponds typically allow water to infiltrate into the soil. In contrast, detention ponds capture stormwater runoff and temporarily store it before slowly releasing the water downstream. This can be thought of as the difference between getting detention in school, where you have to stay back for a short time and are then sent home, versus getting retained in the 7th grade. Regardless of the retention/detention design, stormwater ponds mitigate downstream flooding while also providing additional water quality benefits via natural pollutant removal processes.

Natural processes within an aquatic ecosystem can remove various pollutants, such as nitrogen and phosphorus, via plant uptake or microbial transformations. These natural processes represent temporary (vegetation and certain microbial processes) or permanent (specific microbial processes) removal of nutrients and pollutants from the water column, reducing potential impacts on downstream ecosystems. For instance, vegetation requires nutrients for growth, and therefore plants can act as a filter to remove nutrients from the water column. However, this is only a temporary solution as vegetation will eventually die and decay, returning any stored nutrients back to the water. In contrast, denitrification is a natural microbial process that occurs within pond sediments, providing a permanent removal of nitrate from the water column (for more on the nitrogen cycle, see <https://edis.ifas.ufl.edu/ss641>). When coupled together, permanent and temporary processes of nutrient removal can reduce eutrophication, an increase in primary production (from plants or algae) typically caused by an accumulation of nutrients (naturally or via human inputs like fertilizer, grass clippings, and pet waste). Eutrophication can result in hypoxia (low oxygen concentrations in the water column) via decomposition of algae or an abundance of respiration by plants and animals. For more

information on eutrophication, visit <https://edis.ifas.ufl.edu/sg118>.



Figure 1. A stormwater pond in a residential neighborhood in Gainesville, FL. This fountain provides important functions to the pond while also providing aesthetic benefits.

Credits: Samantha Howley, UF/IFAS

Benefits of Fountains or Other Aeration Devices

Stormwater ponds are helpful in mitigating downstream environmental impacts, but due to conditions like sedimentation, stratification (see below), and hypoxia (see below), stormwater ponds can exhibit varying effectiveness.

One method to maintain acceptable water quality within a pond, while still protecting downstream water quality, is the installation of an aerator. Water becomes oxygenated when it comes in contact with the atmosphere, and therefore, water exposed to the air at the surface of a pond typically has a higher dissolved-oxygen (DO) concentration than the water at greater depths. Having DO in the water is important because it allows for aquatic organisms, like fish or tadpoles, to breathe, and it also aids in nutrient removal processes. Aeration devices can increase DO by circulating air, water, or both throughout the pond, increasing mixing of the water and the interaction between the water and the atmosphere. There are a variety of approaches to aeration, but common aeration systems include fountains (surface aerators) and bubblers (diffusers or bottom aerators). Fountains, which float at the surface while anchored to the bottom, typically draw surface water into a pump and then spray the water into the air (Figure 1). This increases the interaction between pond water and the atmosphere, increasing the amount of oxygen in the pond water. Additionally, the force of the moving water can create waves at the surface of the pond that can disrupt algal scums. In contrast to fountains, bubblers consist of a blower (similar to an air compressor) on the pond bank, a weighted airline, and one or more diffusers (located at the bottom of the pond) and draw air from the atmosphere and release it through the diffusers as bubbles into the water column

(Figure 2). As the bubbles rise to the surface, the oxygen in the bubbles diffuse into the low-DO bottom waters, while bringing oxygen-poor water with them to the pond surface. Fountains expose water to the atmosphere in long sprays, while bubblers create bubbles and ripples at the surface. Either fountains or blowers can enhance aeration and mixing of a pond, with fountains typically recommended for shallow ponds, whereas bubblers are more effective in deeper ponds.



Figure 2. A bottom aerator, also known as a bubbler, propels air collected from a blower located on the pond shore or bank through diffusers. Bubbles can optimize pond function, especially for ponds greater than eight feet in depth.

Credits: Chuck Cichra, UF/IFAS

Turbidity

A fountain's ability to create disturbances in the pond's water column by means of spraying water into the air may affect the turbidity of a pond. Turbidity is a measure of how transparent water is given the presence of suspended material, such as suspended sediment and algae. Having low turbidity means the water is clear, and light is able to reach the bottom of the pond, whereas high turbidity means light does not penetrate as far into the water, potentially limiting the ability of a pond to sustain plant life below the surface.

Algae are photosynthetic organisms that resemble plants but lack roots, stems, or leaves. Algae are classified as either macroalgae, multicellular aquatic plant-like organisms (such as *Nitella* or *Chara*), or microalgae, small, often unicellular, photosynthetic organisms. Having microalgae in the water column increases pond turbidity and can give rise to other water quality concerns.

The word "algae" has almost become a dirty word in Florida, because it has many negative connotations. But algae are not "good" or "bad." In the right concentrations, algae are an important part of a natural, functioning aquatic

ecosystem. Algae are a food source for animals, can absorb excess nutrients from the water, and produce oxygen via photosynthesis. However, when free-floating algae (phytoplankton) grow to excess (Figure 3), they can block the sunlight from reaching submersed vegetation and can lead to low DO conditions, which can result in a fish kill (see below). Furthermore, some species of algae or cyanobacteria (blue-green algae) can cause algal blooms that produce toxins that can be harmful to humans or wildlife. Toxin-producing algal blooms are commonly referred to as harmful algal blooms. For more information, refer to the EDIS topic area on harmful algal blooms, available at https://edis.ifas.ufl.edu/topic_harmful_algal_blooms.



Figure 3. A eutrophic pond with stagnant water. This pond is likely highly stratified with low dissolved oxygen in the bottom waters.

Credits: Samantha Howley, UF/IFAS

Stormwater ponds are ideal locations for algal blooms. The nutrient conditions within stormwater ponds are particularly good for algal growth, because stormwater ponds are constructed to receive nutrients (nitrogen and phosphorus) from various sources in urban areas, including fertilizers, reclaimed water used for irrigation, plant material (e.g., grass clippings, leaves), or pet waste. There are also natural nutrient sources, such as phosphorus-rich soils. Certain cyanobacterial species can actually obtain nitrogen from the air to grow. For more information on urban nutrient sources, see EDIS publication SL468, *Sources and Transformations of Nitrogen in Urban Landscapes*, available at <https://edis.ifas.ufl.edu/ss681>.

By inhibiting algal growth, fountains can reduce turbidity, but in some ponds, fountains or bubblers can actually increase turbidity (reduce water clarity) by resuspending sediment from the bottom of the pond or forcing particles to remain in suspension in the water column. When sediment and other particles enter a water body, the sediment is denser than the water and will eventually settle to the bottom of the waterbody. In a fountain pond, the forceful mixing may prevent sediments from sinking to the bottom. Instead, sediment can remain suspended in the water column, impeding clarity.

Hypoxia

Dissolved oxygen (DO) is the amount of oxygen in water that is readily available to aquatic life. Just like humans, aquatic organisms, such as fish, tadpoles, or crayfish, require oxygen for life. Hypoxia and anoxia are terms used to describe a water body with low (hypoxic) or no (anoxic) oxygen in the water. If the water column becomes hypoxic (DO concentrations $<2\text{--}3$ mg/L), aquatic organisms typically cannot survive, and a die-off can occur. In Florida, we are no stranger to eutrophic and hypoxic conditions, and massive fish kills are not uncommon. For more information on fish kills, see the EDIS publication *A Beginner's Guide to Water Management—Fish Kills*, available at <https://edis.ifas.ufl.edu/fa104>.

Hypoxia, especially in Florida, tends to occur in eutrophic water bodies. Both photosynthesis (which produces oxygen) and respiration (the use of oxygen by organisms, including algae and submersed aquatic vegetation) occur within aquatic ecosystems. While photosynthesis only occurs during the day, respiration is constantly occurring, day and night. As algae bloom, not only does the amount of photosynthesis increase, but respiration also increases. This can lead to large changes in dissolved oxygen between the day and night. Furthermore, on cloudy days, algae produce less oxygen due to reduced sunlight (which is needed for photosynthesis), but respiration still occurs. Therefore, in ponds with a lot of algae, dissolved oxygen can reach hypoxic or anoxic conditions in the early morning around sunrise or after several days of calm, cloudy, hot weather. In addition, algae die every day, but under the proper conditions a massive algal die-off can occur. As these decaying algae decompose, oxygen is consumed, which can cause hypoxic or anoxic conditions to form.

Stratification

Stratification is when a pond or lake develops different layers of water and these different layers do not mix (Figure 4). As sunlight hits a pond, the surface waters heat up. The

density of water decreases with increasing water temperature, so as the water warms on the surface, it becomes less dense. This warmer, less dense water “floats” on top of the colder, denser, deeper water. If waters are calm, this density gradient will continue to build, eventually causing discrete layers of surface and bottom waters to form. If you’ve ever jumped into a lake on a hot summer day and noticed that the water is significantly colder in deeper parts of the lake, you’ve experienced stratification.

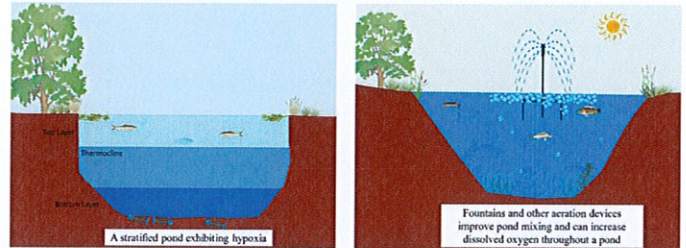


Figure 4. Stratified ponds (left) exhibit different layers that prevent water from mixing, potentially leading to hypoxia in bottom waters. Fountains and bubblers (right) can reduce hypoxia in deeper water by increasing oxygen in a pond while also physically mixing pond waters to reduce stratification. Bubblers are more effective at aerating a deep pond, whereas fountains provide additional oxygen near the pond surface.

Credits: Samantha Howley, UF/IFAS

However, once these layers have formed, water (and anything dissolved in it) does not mix across the layer boundaries, effectively isolating the bottom water from the atmosphere, potentially leading to hypoxia in the bottom layer. Like oil and water, these layers will need an outside force to mix them, such as strong wind. Without an outside force, water at the surface will remain oxygenated through photosynthesis and diffusion from the atmosphere, but none of this oxygen penetrates into the deeper, colder water. Dead algae, leaves, and other organic matter will sink into the deeper water. Bacteria in the deeper water will further decrease DO as they decompose the organic matter.

Fountains, bubblers, and other aerators can physically mix a pond by pumping below-surface water into the air and spraying it across the surface of the pond (fountain) or injecting air bubbles into the bottom of a pond, which will then rise and disrupt stratification layers (bubblers). This allows nutrients, oxygen, and water to circulate throughout the pond. A fountain may reduce the likelihood of stratification (Figure 4), but bubblers are more efficient at mixing ponds with depths of eight feet or greater because they force air to move throughout the entire water column, whereas fountains primarily interact with the upper portions of the pond. Fountains are unlikely to fully mix and de-stratify deep ponds.

Fountain and Other Aerator Cons

Although fountains are a helpful tool in minimizing hypoxia and stratification within a pond, they have drawbacks. Fountains can increase bank erosion (Figure 1). Similar to beach erosion, the constant wave action that fountains cause can increase shoreline erosion, especially for ponds without a vegetation buffer around the perimeter of the pond. In extreme circumstances, this can cause property damage, increased sedimentation into the pond, and dangerous, steep inclines on the pond's edge. This increased sedimentation will reduce the volume of a pond, requiring costly dredging to ensure that the pond is capable of storing the necessary volume of stormwater runoff for which it was designed. To minimize bank erosion and sedimentation, ensure that the correct size fountain relative to the pond's volume and head height (the height of the ejected water from the surface) is used.

There are many types of aeration devices, and selection and installation will depend on the need for aeration, as well as the pond manager's aesthetic desires. Fountains are typically not recommended for aeration purposes in ponds deeper than approximately eight feet. For deeper ponds, bottom diffusers (bubblers) will provide greater water quality benefits (US EPA 2009). Availability and location of electricity to power the aerators must also be considered. However, the aesthetic benefits of a fountain are also important. If fountains are selected, planting ornamental plants along the banks is one approach to reduce bank erosion of the ponds. For more information on things to consider when selecting plants to install on the edges of stormwater ponds, see the EDIS document *A New Database on Trait-Based Selection of Stormwater Pond Plants*, available at <https://edis.ifas.ufl.edu/fr416>.

While fountains and bubblers may reduce the likelihood of stratification and hypoxia if they are functioning properly, they do not guarantee that a natural fish kill won't occur. Under certain conditions, the initial installation and operation of aeration devices can actually induce a short-term hypoxic event and cause a fish kill. This occurs when a pond is highly stratified, with extremely low oxygen concentrations in the bottom layers of the water and oxygenated surface waters where the aquatic life resides. After fountain installation, if these layers are mixed too rapidly, the low-oxygen bottom waters will mix with the oxygenated surface water, potentially making the entire pond hypoxic for a period of time. Further, nutrient-rich bottom waters mixing with surface waters could stimulate algal growth and lead to an algal bloom. To avoid a possible fish kill or algal bloom, aerators should be installed and

begin operation in the winter or early spring, when the water is cooler and ponds are generally not stratified, or following a storm event, which will naturally mix a pond. If a pond is stratified, fountains should be operated for brief periods of time, increasing the hours of operation as the pond becomes more mixed. The bubbler diffusers could be installed at a shallower depth and then slowly lowered into the pond over an extended period of time (one foot per week [USA EPA 2009]). Dissolved oxygen should be monitored closely during this initial period to ensure hypoxia is not accidentally induced.

An additional consideration for whether a fountain or other aeration device is right for your pond is the cost of the aerator itself. Depending on the size and purpose, a fountain can cost hundreds to thousands of dollars, not including the installation fee or the maintenance they require. Furthermore, electricity is needed to power the aerator, increasing initial and maintenance expenses (although fountains can often be powered by solar electricity). It is up to each property owner's discretion whether the consequences outweigh the potential benefits.

Sources

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- Hill, P. 2013. "Pros and Cons of Surface Aeration in Wastewater Lagoons." Blog post. http://www.triplepointwater.com/pros-and-cons-of-surface-aeration-in-wastewater-lagoons/#.Xmeu_pNKit8
- Lake Carmi Implementation Team. 2018. "Pros and Cons of Whole-Lake Aeration." Vermont DEC Presentation. https://dec.vermont.gov/sites/dec/files/wsm/lakes/docs/lp_LakeCarmi_ProConsAeration_2018-10-18.pdf
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- Sinclair, J. S., A. J. Reisinger, E. Bean, C. R. Adams, L. S. Reisinger, and B. V. Iannone. 2020. "Stormwater Ponds: An Overlooked but Plentiful Designer Ecosystem Provides Invasive Plant Habitat in a Subtropical Region (Florida, USA)." *Science of the Total Environment* 711:135133. <https://doi.org/10.1016/j.scitotenv.2019.135133>

6Dii

Fitness Equipment Upgrade

Executive Summary

Our community fitness center's current exercise equipment is over 10 years old, with 2 pieces of equipment obsolete and the remaining machines increasingly difficult to repair due to unavailable parts. In just the last 6 months, we've spent \$1,500 on repairs and pay \$245 quarterly for maintenance. The facility's flooring also needs replacement an estimated \$6,000. To provide a modern, enjoyable exercise experience for our residents, this white paper evaluates three leading fitness equipment vendors and their leasing options to upgrade our fitness center.

Current State Assessment

- Exercise equipment over 10 years old.
- 2 pieces obsolete
- Difficulty obtaining repair parts for remaining equipment.
- \$1,500 has been spent on repairs since October.
- \$245 paid quarterly for maintenance.
- Flooring needs replacement at \$10,000 projected cost

Vendor Analysis & Proposals

SportsArt

- 2 Treadmills
- 2 Elliptical Machines
- 2 Recumbent Bikes
- 1 Performance Leg Press/Calf Extension
- Stretch Band Area and Exercise Mats
- **Purchase Price:** \$29,500
- **Lease Options:**
 - 3 Year: \$950/month
 - 4 Year: \$725/month

Inflight Fitness

- 2 Treadmills
- 2 Elliptical Machines
- 2 Recumbent Bikes
- 2 Vanguard Weight Stack Machines & Shrouds
- Stretch Band Area and Exercise Mats
- **Purchase Price:** \$29,000
- **Lease Options:**
 - 3 Year: \$940/month
 - 4 Year: \$700/month

Body Solid

- 2 Treadmills
- 2 Elliptical Machines
- 2 Stack Gym Systems
- Stretch Area with Bands & Mats
- **Purchase Price:** \$21,500
- **Lease Options:**
 - 3 Year: \$750/month
 - 4 Year: \$600/month

1. **All vendors offer free quarterly maintenance for 2 years after purchase, with option to extend 1-2 years.**
2. **They also provide a \$1,500 credit for old equipment removal.**

Recommendation

Based on the analysis the Fitness Center needs to be upgraded for the residents. Body Solid Products will meet all of the needs of our community without the need to educate any complex pieces of equipment.

Quote



Date: 04/25/2024
 Quote No.: 10088
 Salesperson: JB

SOUTHEASTERN FITNESS EQUIPMENT

9235 Lazy Lane
 TAMPA, FL 33614
 813.961.1174
 SOUTHEASTFIT.COM

Bill To:
 The Groves Golf and Country
 Club
 7924 Melogold Cir, Land O'
 Lakes, FL 34637

Qty	Item	Description	Unit Price	Total
2	SportsArt	T615 Light Commercial Treadmill	\$4,395.00	\$8,790.00
2	SportsArt	E835R Light Commercial Elliptical	\$4,295.00	\$8,590.00
2	SportsArt	C535R Light Commercial Recumbent Bike	\$3,095.00	\$6,190.00
1	SportsArt	PERFORMANCE LEG PRESS/CALF EXTENSION	\$4,495.00	\$4,495.00

Total \$28,065.00

Please contact us for more information about payment options.

Thank you for your business.



PRODUCTS ▾
CONTACT

MARKETS ▾

COMPANY ▾

SUPPORT ▾



T615-CHR TREADMILL

SportsArt Foundation Series light commercial and residential cardio line continues to set industry standards in both unique design and biomechanic excellence. Our industrial-quality manufacturing provides dependability and functionality year after year.



Need a commercial quality treadmill for your home gym?

Contact Us

Categories: [Cardio](#), [Treadmills](#)

Tag: [Foundation Series Cardio](#)

- CARDIO
- STRENGTH
- REHABILITATION
- ACCESSORIES

Product Categories

Accessories

Cardio

Alternate Trainers

Ellipticals

Indoor Cycles

Recumbent Cycles

Residential

Treadmills

Upright Cycles

Rehabilitation

Strength

Dual Function

Free Weight

Plate Loaded

Selectorized

Performance

Selectorized Status



Description

Additional information

Downloads



English



PRODUCTS
CONTACT

MARKETS

COMPANY

SUPPORT



C535R RECUMBENT CYCLE

SportsArt cycles are self-generating; no-outside power source required.

Users will enjoy the built in wireless Polar® HR receiver and multiple language options (English, Spanish and French).



Categories: [Cardio](#), [Recumbent Cycles](#)

Tag: [Foundation Series Cardio](#)

CARDIO
STRENGTH
REHABILITATION
ACCESSORIES

Product Categories

Accessories

Cardio

Alternate Trainers

Ellipticals

Indoor Cycles

Recumbent Cycles

Residential

Treadmills

Upright Cycles

Rehabilitation

Strength

Dual Function

Free Weight

Plate Loaded

Selectorized

Performance

Selectorized Status



Description

Additional information

Downloads

- ComfortDri™ vented padded seat back allows for airflow throughout the workout and is molded to provide ultimate support
- Convenient seat adjustment handles are easy to reach while exercising
- Adjustable seat back provides extra comfort for any exercise position



Quote



Date: 04/25/2024
 Quote No.: 10087
 Salesperson: JB

SOUTHEASTERN FITNESS EQUIPMENT

9235 Lazy Lane
 TAMPA, FL 33614
 813.961.1174
 SOUTHEASTFIT.COM

Bill To:
 The Groves Golf and Country
 Club
 7924 Melogold Cir, Land O'
 Lakes, FL 34637

Qty	Item	Description	Unit Price	Total
2	Inflight Fitness	CT-M6 (AC) TREADMILL with 4.25 HP DC motor, LED sceeen and 60"x20" lubricant infused running belt	\$3,945.00	\$7,890.00
2	Inflight Fitness	CT-E6 ELLIPTICAL with Self Generating Power, LED screen and 20" natural stride	\$3,585.00	\$7,170.00
2	Inflight Fitness	CT-R6 RECUMBENT BIKE with Self Generating Power, LED screen and easy-glide, 13-level adjustable seat	\$2,990.00	\$5,980.00
1	Inflight Fitness	TWO-STACK VANGUARD with 2X 150lbs Weight Stack & Shrouds	\$6,865.00	\$6,865.00

Total \$27,905.00

Please contact us for more information about payment options.

Thank you for your business.



M6 (AC/DC) Treadmill

Treadmills



(714) 821-4177

sales@inflightfitness.com



E6 Elliptical

Ellipticals



[Privacy - Terms](#)

(714) 821-4177

sales@inflightfitness.com



R6 Recumbent Bike

Bikes





2-Stack Vanguard

Multi-Gyms



Vanguard with Shrouds

Quote



Date: 04/25/2024
 Quote No.: 10086
 Salesperson: JB

SOUTHEASTERN FITNESS EQUIPMENT

9235 Lazy Lane
 TAMPA, FL 33614
 813.961.1174
 SOUTHEASTFIT.COM

Bill To:
 The Groves Golf and Country
 Club
 7924 Melogold Cir, Land O'
 Lakes, FL 34637

Qty	Item	Description	Unit Price	Discount	Total
2	Body Solid	Endurance T150 Commercial Treadmill	\$3,900.00	0%	\$7,800.00
2	Body Solid	Endurance E500 Commercial Elliptical	\$2,700.00	0%	\$5,400.00
2	Body Solid	Endurance B4RB Commercial Recumbent Bike	\$1,150.00	0%	\$2,300.00
1	Body Solid	G9S Two-Stack Gym	\$4,950.00	0%	\$4,950.00
1	Body Solid	Body-Solid Resistance Tubes BSTRT-GYMPACK 5 PACK RESISTANCE TUBES WITH DOOR FRAME ATTACH	\$57.00	0%	\$57.00
4	Body Solid	BSTFM20 Hanging Exercise Mat	\$50.00	0%	\$200.00
1	Body Solid	BSTFMH Mat Hangar for BSTFM20	\$24.00	0%	\$24.00
8	Maintenance	free quartely maint for 2 years (or 8 visits)	\$200.00	100%	\$0.00
1	BenchK	Series 1 Wall Bar	\$649.00	0%	\$649.00

Total \$21,380.00

Please contact us for more information about payment options.

Thank you for your business.

ENDURANCE COMMERCIAL TREADMILL

T150



SPECS
SPECS

WARRANTY

OVERVIEW FEATURES TECHNOLOGY

ENDURANCE E5000 PREMIUM ELLIPTICAL TRAINER

E5000



VIDEO

HRC
HEART RATE CONTROL

PROGRAMS
CUSTOM HRC PROGRAMS

DISPLAY

ENDURANCE B4RB RECUMBENT BIKE

B4RB



VIDEO

COMMERCIAL RATED

PROGRAMS

RELATED ITEMS

OVERVIEW FEATURES TECHNOLOGY

BODY-SOLID G9S TWO-STACK GYM

G9S



MULTIPLE USERS

PEC DEC

COMMERCIAL

MULTI-PRESS

LEG PRESS

6Eiii



Brian E. Corley
Supervisor of Elections
 PO Box 300
 Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 22, 2024

Ms. Sandra H. Demarco
 Inframark
 210 N University Dr Suite 702
 Coral Springs FL 33071

Dear Ms. Demarco:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

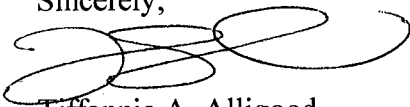
• Abbott Square Community Development District	490
• Chapel Crossing Community Development District	409
• Cobblestone Community Development District	153
• Cypress Preserve Community Development District	1,198
• Harvest Hills Community Development District	80
• Heritage Springs Community Development District	2,076
• Hillcrest Preserve Community Development District	0
• Hilltop Point Community Development District	53
• Lake Bernadette Community Development District	1,421
• Lexington Oaks Community Development District	2,866
• Longleaf Community Development District	1,276
• Meadow Pointe I Community Development District	2,674
• Meadow Pointe II Community Development District	3,297
• New River Community Development District	863
• Northwood Community Development District	1,203
• Oak Creek Community Development District	1,048
• Oakstead Community Development District	2,101
• Running Dog Ranch Community Development District	0
• Suncoast Community Development District	1,481
• The Groves Community Development District	1,098
• Two Rivers East Community Development District	0
• Two Rivers North Community Development District	119
• Two Rivers West Community Development District	0

Ms. Sandra H. Demarco
April 22, 2024
Page 2

- Vista Walk Community Development District 0
- Watergrass I Community Development District 845
- Watergrass II Community Development District 2,071
- West Hillcrest Community Development District 0

As always, please call me if you have any questions or need additional information.

Sincerely,



Tiffannie A. Alligood
Chief Administrative Officer

Seventh Order of Business

7A

**MINUTES OF MEETING
THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday, April 2, 2024 at 10:04 a.m. at The Groves Civic Center, 7924 Melogold Circle, Land O’ Lakes, Florida.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Vivek Babbar	District Counsel
Stephen Brletic	District Engineer
Wendi McAnn	Clubhouse Manager
Clint Robinson	Assistant Clubhouse Manager
Pool Works Reps	
Jason Klimis	ESS
Andre Cherrington	MPS
Audience Members	

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

Audience members present. Prior to audience comments, Mr. Boutin presented Debbie Williams with a volunteer appreciation plaque for all of her work in the library. Audience comments received regarding rental fees, rental agreement, acoustics in the restaurant, rim ditch work, and security meeting with Pasco Sheriff’s Office.

FIFTH ORDER OF BUSINESS

Business Items

D. Consideration of Pool Project Change Orders

i. Pool Project Change Orders 2

- ii. **Pool Project Change Orders 3**
- iii. **Pool Project Change Orders 4**
- iv. **Pool Project Change Orders 5**
- v. **Pool Project Change Orders 6**

Pool works representatives presented, discussed, and answered questions pertaining to change orders 2-6. Lengthy discussion ensued regarding the change orders.

On MOTION by Mr. Boutin seconded by Mr. Allison with all in favor the Pool Works change orders 2-6 were approved. 5-0

B. Consideration of Security Guard Proposals

- i. **ESS Global Corporation Proposal**
- ii. **MPS Investigations & Guard Services**

Jason Kimis reviewed and answered questions regarding ESS proposal and various options/levels of service.

Andre Cherrington reviewed and answered questions regarding MPS proposal and various options/levels of service.

Discussion ensued regarding hours. Board directed Ms. Cooper to include a discussion on security hours on the next agenda.

C. Ratification of Florida Reserve Study Update Proposal

Mr. Boutin MOVED seconded by Mr. Nearey, to ratify the Florida Reserve Study Update Proposal

Further discussion ensued regarding completing the update now versus holding off until for one year.

On VOICE VOTE with Mr. Boutin, Mr. Nearey, Mr. Loar and Ms. Cunningham voting AYE and Mr. Allison voting NAY the Florida Reserve Study Update Proposal was ratified. 4-1

E. Review Updated Proposal for Access to Golf Course by Emergency Vehicles at Holes 3 & 4

Mr. Loar reviewed request and proposal for access to golf course by emergency vehicles at holes 3 & 4 for approximately \$3800 per gate. Discussion ensued.

On MOTION by Mr. Boutin seconded by Mr. Allison with all in favor the proposal for emergency gates at holes 3 & 4 with 50% contribution from the HOA was approved. 5-0

FOURTH ORDER OF BUSINESS

Public Hearing Considering Rental Agreement & Revised Rental Fee Schedule

On MOTION by Mr. Boutin seconded by Mr. Nearey with all in favor the public hearing for rental agreement and fee schedule was open. 5-0

- A. Discussion of Rental Agreement & Revised Rental Fee Schedule**
- B. Consideration of Resolution 2024-06, Adopting Revised Rental Agreement & Revised Rental Fee Schedule**

Mr. Boutin led a discussion regarding an agreement with Turn Bar & Grill and reviewed rental fees suggestions for resident functions drafted by the onsite manager. Mr. Babbar will revise the rental agreement and fees per Supervisor feedback.

On MOTION by Mr. Boutin seconded by Mr. Loar with all in favor the public hearing to adopt revised rental agreement and revised rental fee schedule continued to the May 7, 2024 meeting was approved. 5-0

Resolution 2024-06 is TABLED to the May meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar provided further updates on the landscape agreement.

B. District Engineer

Mr. Brletic provided updates on the bridge meeting next week and the request to consult on the gate project by onsite management.

C. Aquatics Report

The Board reviewed the aquatics report. Discussion ensued regarding site 21 & 19 on the pond report. Both need more attention; staff will follow up with Steadfast. Steadfast and onsite management are coordinating date for presentation for residents.

D. Clubhouse Manager

i. Clubhouse Manager Report

- Ms. McAnn presented the clubhouse manager report. Discussion ensued regarding security cameras. Discussion ensued regarding other requested updates such as the ballroom. Discussion ensued regarding water use reporting.

On MOTION by Ms. Cunningham seconded by Mr. Boutin with all in favor to terminate agreement with Ballenger to report water use to SWFWMD and direct staff to report the same was approved. 5-0

ii. Discussion of Revised Gate Proposal

Mr. Robinson reviewed options from Accurate Electronics to replace the back gate. Discussion ensued regarding future repair cost, failure rate, quarterly maintenance, etc.

On MOTION by Mr. Loar seconded by Mr. Boutin with all in favor the Accurate Electronics proposal for the front gate and back gate with a not to exceed \$125,000.00 was approved. 5-0

Ms. Cooper will send information to District Counsel to revise CDD form of agreement and will send to all parties for review and execution.

E. District Manager

i. Discussion of Fiscal Year 2025 Proposed Budget

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of the March 5, 2024 Meeting Minutes

On MOTION by Mr. Boutin, seconded by Mr. Loar with all in favor the minutes of the March 5, 2024 meeting were approved as presented. 5-0

B. Consideration of the March 7, 2024 Continued Meeting Minutes

On MOTION by Mr. Loar, seconded by Mr. Boutin with all in favor the minutes of the March 7, 2024 continued meeting were approved as presented. 5-0

C. Consideration of Financials for February 2024

Ms. Cooper reviewed the financials. Further discussion regarding the financials. Ms. Cooper will request expenditure report from accounting and request that restaurant expenses are broken out.

On MOTION by Mr. Allison seconded by Mr. Nearey with all in favor the financials for February 2024 were approved. 5-0

EIGHTH ORDER OF BUSINESS

Supervisor Requests

The following was discussed:

- Ms. Cunningham requested an update on the sound system for the ballroom and restaurant inventory.
- Mr. Boutin requested WREC cleanup streetlights by guard house and clubhouse, quotes to modernize ballroom.
- Mr. Allison to continue to work with Stephen Brletic on the irrigation.
- Mr. Loar requested an update on the sound system for the ballroom and possible projection or broadcast during meetings.
- Mr. Nearey announced the upcoming sale of his home and thanked the Board and community for allowing him to serve and volunteer for a number of years.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Nearey seconded by Mr. Loar with all in favor to adjourn was approved at 1:18 pm. 5-0

Jayna Cooper
Secretary

Bill Boutin
Chairperson

7B

THE GROVES

Community Development District

Financial Report

March 31, 2024

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet	.....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 2 - 5
Reserve Fund	.....	Page 6
Debt Service Fund - Series 2007	.....	Page 7
Notes to the financials	.....	Page 8 - 10

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	.....	Page 11
Cash and Investment Balances	.....	Page 12
Check Register and Invoices	.....	Page 13 - 15

THE GROVES
Community Development District

Financial Statements

(Unaudited)

March 31, 2024

THE GROVES

Community Development District

Governmental Funds

Balance Sheet
March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>SERIES 2007 DEBT SERVICE</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
ASSETS						
Cash - Checking Account	\$ 15,153	\$ -	\$ -	\$ -	\$ -	\$ 15,153
Cash with Fiscal Agent	-	-	112,441	-	-	112,441
Accounts Receivable	11,366	-	-	-	-	11,366
Due From Other Funds	248,757	-	-	-	-	248,757
Investments:						
FLCLASS Operating	681,673	-	-	-	-	681,673
FLCLASS Reserve	-	1,549,976	-	-	-	1,549,976
Money Market Account	771,666	-	-	-	-	771,666
Prepayment Account	-	-	4	-	-	4
Reserve Fund	-	-	1	-	-	1
Revenue Fund	-	-	233,395	-	-	233,395
Deposits	9,504	-	-	-	-	9,504
Fixed Assets						
Land	-	-	-	1,438,000	-	1,438,000
Improvements Other Than Buildings	-	-	-	10,422,264	-	10,422,264
Equipment	-	-	-	3,689,242	-	3,689,242
Amount Avail In Debt Services	-	-	-	-	100,363	100,363
Amount To Be Provided	-	-	-	-	1,059,637	1,059,637
TOTAL ASSETS	\$ 1,738,119	\$ 1,549,976	\$ 345,841	\$ 15,549,506	\$ 1,160,000	\$ 20,343,442
LIABILITIES						
Accounts Payable	\$ 56,798	\$ -	\$ -	\$ -	\$ -	\$ 56,798
Accrued Expenses	8,521	-	-	-	-	8,521
Sales Tax Payable	171	-	-	-	-	171
Deposits	6,000	-	-	-	-	6,000
Deposits - Rentals	850	-	-	-	-	850
Bonds Payable	-	-	-	-	1,160,000	1,160,000
Due To Other Funds	-	144,866	103,891	-	-	248,757
TOTAL LIABILITIES	72,340	144,866	103,891	-	1,160,000	1,481,097
FUND BALANCES						
Nonspendable:						
Deposits	9,504	-	-	-	-	9,504
Restricted for:						
Debt Service	-	-	241,950	-	-	241,950
Unassigned:	1,656,275	1,405,110	-	15,549,506	-	18,610,891
TOTAL FUND BALANCES	\$ 1,665,779	\$ 1,405,110	\$ 241,950	\$ 15,549,506	\$ -	\$ 18,862,345
TOTAL LIABILITIES & FUND BALANCES	\$ 1,738,119	\$ 1,549,976	\$ 345,841	\$ 15,549,506	\$ 1,160,000	\$ 20,343,442

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 40,000	\$ 20,000	\$ 25,459	\$ 5,459	63.65%
Interest - Tax Collector	-	-	1,502	1,502	0.00%
Special Assmnts- Tax Collector	1,166,540	1,166,540	1,162,691	(3,849)	99.67%
Other Miscellaneous Revenues	18,000	9,000	11,591	2,591	64.39%
Insurance Reimbursements	-	-	962	962	0.00%
Facility Revenue	5,000	2,500	1,641	(859)	32.82%
RV Parking Lot Revenue	-	-	4,081	4,081	0.00%
TOTAL REVENUES	1,229,540	1,198,040	1,207,927	9,887	98.24%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	18,000	9,000	8,881	119	49.34%
ProfServ-Arbitrage Rebate	1,000	-	-	-	0.00%
ProfServ-Trustee Fees	3,300	3,300	3,300	-	100.00%
Management Contract	357,482	178,741	178,741	-	50.00%
Assessment Roll	5,000	5,000	-	5,000	0.00%
Disclosure Report	1,000	1,000	-	1,000	0.00%
District Counsel	30,000	15,000	15,000	-	50.00%
District Engineer	25,000	12,500	14,500	(2,000)	58.00%
Administrative Services	8,600	4,300	4,208	92	48.93%
District Management	75,000	37,500	37,200	300	49.60%
Accounting Services	19,200	9,600	8,400	1,200	43.75%
Website Hosting/Email services	2,400	1,200	1,200	-	50.00%
Website Compliance	1,515	450	450	-	29.70%
Public Officials Insurance	3,675	3,675	3,458	217	94.10%
Legal Advertising	1,500	750	531	219	35.40%
Bank Fees	1,000	500	36	464	3.60%
Financial & Revenue Collections	5,000	2,500	-	2,500	0.00%
Music & Entertainment	500	500	-	500	0.00%
Liquor License	1,500	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	750	750	175	575	23.33%
Total Administration	565,772	287,766	276,080	11,686	48.80%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Law Enforcement</u>					
Deputy Services	5,000	2,500	-	2,500	0.00%
Total Law Enforcement	5,000	2,500	-	2,500	0.00%
<u>Electric Utility Services</u>					
Utility - StreetLights	27,000	13,500	11,720	1,780	43.41%
Utility Services	10,000	5,000	4,985	15	49.85%
Utility - Recreation Facilities	27,000	13,500	11,370	2,130	42.11%
Total Electric Utility Services	64,000	32,000	28,075	3,925	43.87%
<u>Garbage/Solid Waste Services</u>					
Contracts-Solid Waste Services	30,000	15,000	14,328	672	47.76%
Garbage - Recreational Facility	3,700	1,850	1,850	-	50.00%
Solid Waste Assessment	2,750	-	-	-	0.00%
Total Garbage/Solid Waste Services	36,450	16,850	16,178	672	44.38%
<u>Water-Sewer Comb Services</u>					
Utility Services	20,000	10,000	10,000	-	50.00%
Total Water-Sewer Comb Services	20,000	10,000	10,000	-	50.00%
<u>Stormwater Control</u>					
Stormwater Assessment	3,684	3,684	3,684	-	100.00%
R&M-Stormwater System	2,700	1,350	1,039	311	38.48%
R&M Lake & Pond Bank	8,000	4,000	3,333	667	41.66%
Aquatic Maintenance	21,744	10,872	10,257	615	47.17%
Miscellaneous Expenses	4,000	2,000	1,667	333	41.68%
Total Stormwater Control	40,128	21,906	19,980	1,926	49.79%
<u>Other Physical Environment</u>					
Workers' Compensation	701	701	701	-	100.00%
Reclaimed Water - WUP Commitment	10,000	5,000	5,000	-	50.00%
Liability/Property Insurance	39,592	39,592	39,815	(223)	100.56%
R&M-Irrigation	15,000	7,500	7,500	-	50.00%
Landscape - Annuals	2,600	1,733	-	1,733	0.00%
Landscape Maintenance	141,578	70,789	68,015	2,774	48.04%
Landscape Replacement	20,000	10,000	10,000	-	50.00%
Pump & Well Maintenance	2,500	1,250	1,042	208	41.68%
Entry & Walls Maintenance	2,000	1,000	149	851	7.45%
Holiday Decoration	8,354	8,354	8,354	-	100.00%
Total Other Physical Environment	262,350	145,919	140,576	5,343	53.58%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Security Operations</u>					
Security Patrol Services	80,000	40,000	40,000	-	50.00%
Security Monitoring Services	27,600	13,800	12,798	1,002	46.37%
R&M-Security Cameras	4,000	2,000	1,654	346	41.35%
Operating Supplies	4,000	2,000	1,410	590	35.25%
Total Security Operations	115,600	57,800	55,862	1,938	48.32%
<u>Road and Street Facilities</u>					
R&M-Parking Lots	1,000	500	-	500	0.00%
R&M-Sidewalks	20,000	10,000	5,864	4,136	29.32%
Roadway Repair & Maintenance	1,000	500	417	83	41.70%
R&M-Gates	2,000	1,000	847	153	42.35%
Total Road and Street Facilities	24,000	12,000	7,128	4,872	29.70%
<u>Parks and Recreation</u>					
Fountain Service Contract	1,480	740	617	123	41.69%
Pest Control	2,000	1,000	935	65	46.75%
Contracts-Pools	34,560	17,280	16,510	770	47.77%
Security & Fire Monitoring Services	1,600	800	805	(5)	50.31%
Telephone, Cable & Internet Service	9,000	4,500	3,830	670	42.56%
Lease - Copier	3,800	1,900	1,900	-	50.00%
R&M-Fountain	300	150	150	-	50.00%
R&M-Pools	1,000	500	368	132	36.80%
R&M-Vehicles	1,000	500	312	188	31.20%
R&M-Fitness Equipment	500	250	250	-	50.00%
Athletic/Park Court/Field Repairs	1,000	500	500	-	50.00%
Facility A/C & Heating Maintenance & Repair	6,000	3,000	2,885	115	48.08%
Boardwalk and Bridge Maintenance	2,000	1,000	-	1,000	0.00%
Lighting Repairs & Maintenance	1,000	500	200	300	20.00%
Dog Park Maintenance	1,000	500	137	363	13.70%
Pool/Water Park/Fountain Maintenance	3,000	1,500	1,250	250	41.67%
Maintenance & Repairs	25,000	12,500	12,500	-	50.00%
Furniture Repair/Replacement	1,000	500	500	-	50.00%
Clubhouse Misc. Expense	14,000	7,000	5,240	1,760	37.43%
Computer Support	500	500	-	500	0.00%
Office Supplies	2,500	1,250	98	1,152	3.92%
Janitorial Supplies	6,500	3,250	2,903	347	44.66%
Total Parks and Recreation	122,740	59,620	51,890	7,730	42.28%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Restaurant</u>					
Restaurant Expense	1,000	500	12,556	(12,056)	1255.60%
Total Restaurant	1,000	500	12,556	(12,056)	1255.60%
TOTAL EXPENDITURES & RESERVES					
	1,317,040	646,861	618,325	28,536	46.95%
Excess (deficiency) of revenues					
Over (under) expenditures	(87,500)	551,179	589,602	38,423	-673.83%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(87,500)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(87,500)	-	-	-	0.00%
Net change in fund balance	\$ (87,500)	\$ 551,179	\$ 589,602	\$ 38,423	-673.83%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,076,177	1,076,177	1,076,177		
FUND BALANCE, ENDING	\$ 988,677	\$ 1,627,356	\$ 1,665,779		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 43,029	\$ 43,029	0.00%
Special Assmnts- Tax Collector	307,146	307,146	306,132	(1,014)	99.67%
TOTAL REVENUES	307,146	307,146	349,161	42,015	113.68%
EXPENDITURES					
Reserves					
Capital Outlay	80,000	-	39,440	(39,440)	49.30%
Capital Reserve	227,146	-	476,628	(476,628)	209.83%
Total Reserves	307,146	-	516,068	(516,068)	168.02%
TOTAL EXPENDITURES & RESERVES	307,146	-	516,068	(516,068)	168.02%
Excess (deficiency) of revenues Over (under) expenditures	-	307,146	(166,907)	(474,053)	0.00%
Net change in fund balance	\$ -	\$ 307,146	\$ (166,907)	\$ (474,053)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,572,017	1,572,017	1,572,017		
FUND BALANCE, ENDING	\$ 1,572,017	\$ 1,879,163	\$ 1,405,110		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 2,066	\$ 2,066	0.00%
Special Assmnts- Tax Collector	158,096	158,096	157,573	(523)	99.67%
TOTAL REVENUES	158,096	158,096	159,639	1,543	100.98%
EXPENDITURES					
Debt Service					
Interest Expense	63,096	31,548	29,425	2,123	46.64%
Total Debt Service	158,096	31,548	29,425	2,123	18.61%
TOTAL EXPENDITURES	158,096	31,548	29,425	2,123	18.61%
Excess (deficiency) of revenues Over (under) expenditures	-	126,548	130,214	3,666	0.00%
Net change in fund balance	\$ -	\$ 126,548	\$ 130,214	\$ 3,666	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	111,736	111,736	111,736		
FUND BALANCE, ENDING	\$ 111,736	\$ 238,284	\$ 241,950		

Notes to the Financial Statements
March 31, 2024

Financial Overview / Highlights

- ▶ Total General Fund revenues are at approximately 98.2% of the Annual Budget.
- ▶ Total General Fund expenditures are at approximately 54.8% of the Annual Budget.

Balance Sheet

Account Name	YTD Actual	Explanation
Assets		
Accounts Receivable	11,366	HOA invoice for August plus OMR0623-1, 2 & 3.
Deposits	9,504	Utilities deposits.
Liabilities		
Accrued Expenses	8,570	Invoices for current month but not paid in current month.
Deposits-Rentals	171	Deposits for NRE, ballroom rental, craft room rental.
Due to/Due from Others	209,317	Assessments collected and excess fees plus \$3,000 Deposit from August 2022, still investigating.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
General Fund 001				
Revenues				
Interest Income	40,000	25,458	63.65%	Interest earned on investments from Money Market account.
Special Assessments-Tax Collector	1,166,540	1,162,691	99.67%	Collections were at 105.32% at this time last year.
Facility Revenue	5,000	912	18.24%	RV & boat storage fees less sales tax.
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	3,300	3,300	100.00%	Trustee fees for the Series 2007 bond.
Management Contract	357,482	178,741	50.00%	Managemen contract fees for Inframark services
District Counsel	30,000	15,000	50.00%	Monthly legal services- liquor license
District Engineer	25,000	14,500	58.00%	Meeting preparation, bridge repair project management, Jaffa roadway repair. pool proiect management. irrigation map.
District Management	75,000	37,200	49.60%	Budget will be restructured next year for Inframark.
District Management	2,400	1,200	50.00%	Budget will be restructured next year for Inframark.
Website Hosting/Email services	2,400	1,200	50.00%	Website paid through 2nd quarter, email migration set-up, email accounts & Google vault.
Website Compliance	1,500	531	35.40%	Quarterly website compliance service paid through 1st quarter.
Public Officials Insurance	3,675	3,458	94.10%	Paid in full for year.

Notes to the Financial Statements
March 31, 2024

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
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Expenditures (con't)

Electric Utility Services

Utility Services	27,000	11,720	43.41%	Monthly electric charges for fountain and HOA.
Utility - Recreation Facilities	10,000	4,985	49.85%	Monthly electric charges for the Recreation facility.

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
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Expenditures (con't)

General Fund 001 (continued)

Electric Utility Services

Utility Services	10,000	4,468	44.68%	Monthly electric charges for fountain and HOA.
Utility - Recreation Facilities	27,000	11,370	42.11%	Monthly electric charges for the Recreation facility.

Garbage/Solid Waste Services

Garbage - Recreational Facility	3,700	2,476	66.92%	Waste Mgmt charges -will need to increase budget for next year.
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Water-Sewer Comb Services

Utility Services	20,000	10,517	52.59%	Pasco County Utilities charges more than budget-will need to increase budget for next year.
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Stormwater Control

Miscellaneous Expenses	4,000	1,667	41.68%	Jaffa Lane pipe repair plus additional work-jet vac storm pipe.
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Other Physical Environment

Workers' Compensation	701	701	100.00%	Additional workers comp policy from Egis Insurance-will need to increase budget for next year
Reclaimed Water - WUP Commitmen	10,000	5,870	58.70%	Utility service- Golf and HOA reclaimed
Liability/Property Insurance	39,592	39,815	100.56%	Paid in full for year.
R&M-Irrigation	39,592	39,815	100.56%	Valve replacement, inspection for irrigation issues, backflow testing.
Landscape Replacement	141,578	68,015	48.04%	Trim trees at dog park, garden project, clean-up debris.
Pump & Well Maintenance	2,500	1,042	41.68%	Jaffa Lane pump repair
Holiday Decoration	8,354	8,354	100.00%	Decorations and lighting were more than budgeted.

Security Operations

Security Patrol Services	80,000	40,000	50.00%	Daily patrol service - will need to increase budget for next year.
Security Monitoring Services	27,600	12,798	46.37%	Quarterly video monitoring paid through 2nd quarter.
R&M-Security Cameras	4,000	12,798	319.95%	Security cameras repair at gate, installed new license plate reader camera.
Operating Supplies	4,000	1,654	41.35%	

Road and Street Facilities

Roadway Repair & Maintenance	20,000	5,864	29.32%	Investigate & excavate at Jaffa Lane.
R&M-Gates	2,000	847	42.35%	Gate repairs for the back & front, replaced LED controller & strip.

Notes to the Financial Statements
March 31, 2024

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<u>Parks and Recreation</u>				
Fountain Service Contract	1,480	617	41.69%	Quarterly fountain cleaning service paid through 2nd quarter.
Pest Control	2,000	935	46.75%	Quarterly pest and rodent control paid through 2nd quarter.
Contracts-Pools	34,560	15,038	43.51%	Monthly pool service.
Lease - Copier	3,800	2,270	59.74%	Lease equipment
R&M-Fountain	300	150	50.00%	Service call for fountain.
R&M-Pools	1,000	368	36.80%	Stenner tube replacement, gas heater service call.
R&M-Vehicles	1,000	312	31.20%	Vehicle repair and maintenance
R&M-Fitness Equipment	500	250	50.00%	Repair leg press machine.
Athletic/Park Court/Field Repairs	1,000	3,972	397.20%	Purchase of Tennis net
Furniture Repair/Replacement	25,000	12,500	50.00%	Repair, purchase, and replace equipment through 12/07/23
Clubhouse Misc. Expense	1,000	500	50.00%	Repair clubhouse power supply problems, re-key locks and replace lock levers.
<u>Restaurant</u>				
Restaurant Expense	1,000	12,556	1255.60%	Equipment purchase -Full kitchen cleaning deposit
Expenditures (con't)				
Reserve Fund 005				
Revenues				
Interest Income	-	43,029	N/A	Interest earned on Custody trust account.
Special Assessments-Tax Collector	307,146	306,132	99.67%	Collections were at 105.32% at this time last year.
Expenditures				
<u>Reserves</u>				
Capital Reserve	227,146	476,628	209.83%	Pool project-heat pumps, heaters & filters.
Debt Service - Series 2007				
Revenues				
Special Assessments-Tax Collector	158,096	157,573	99.67%	Collections were at 105.32% at this time last year.
Expenditures				
<u>Debt Service</u>				
Interest Expense	63,096	29,425	46.64%	Next payment will be made in May.

THE GROVES

Community Development District

Supporting Schedules

March 31, 2024

THE GROVES

Community Development District

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
Monthly Collection Distributions
For the Fiscal Year Ending September 30, 2024**

					Allocation by Fund		
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Reserve Fund	Series 2007 Debt Service Fund
Assessments Levied				\$1,631,783	\$1,166,542	\$307,146	\$158,095
Allocation %				81%	71.49%	18.82%	9.69%
11/09/23	\$ 38,331	\$ 2,069	\$ 782	\$ 41,183	\$ 27,402	\$ 7,215	\$ 3,714
11/14/23	247,469	10,522	5,050	263,041	176,912	46,580	23,976
11/21/23	194,297	8,261	3,965	206,524	138,901	36,572	18,824
11/29/23	168,881	7,117	3,447	179,445	120,731	31,788	16,362
12/01/23	211,378	8,987	4,314	224,679	151,112	39,787	20,479
12/07/23	589,297	25,055	12,026	626,379	421,282	110,922	57,094
12/14/23	27,781	1,087	567	29,435	19,860	5,229	2,692
12/29/23	18,333	579	374	19,285	13,106	3,451	1,776
01/09/24	42,382	1,361	865	44,608	30,298	7,977	4,106
01/31/24	31,030	722	633	32,385	22,183	5,841	3,006
02/29/24	11,009	113	225	11,347	7,870	2,072	1,067
03/31/24	46,206		943	47,149	33,032	8,697	4,476.69
TOTAL	\$ 1,626,395	\$ 65,874	\$ 33,192	\$ 1,725,461	\$ 1,162,691	\$ 306,132	\$ 157,573
% COLLECTED					99.7%	99.7%	99.7%
TOTAL OUTSTANDING					\$ 3,852	\$ 1,014	\$ 522

**Cash and Investment Balances
March 31, 2024**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND			
Operating Account - Business Checking	BankUnited	0.00%	\$ 15,153
Money Market Account	BankUnited	5.25%	\$ 771,666
Pooled Account - General Fund	FLClass	5.50%	\$ 681,673
Pooled Account - Reserve Fund	FLClass	5.50%	\$ 1,549,976
Series 2007 Prepayment Fund	US Bank	5.24%	\$ 4
Series 2007 Reserve Fund	US Bank	5.24%	\$ 1
Series 2007 Revenue Fund	US Bank	5.24%	\$ 233,395
	Subtotal		\$ 233,400
	Grand Total		\$ 3,251,868

THE GROVES

Community Development District

**Payment Register by Fund
For the Period from 03/01/24 to 03/31/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1134 001	03/06/24	A LITTLE GOURMET EVERYDAY	24-090204	PLUMBING REPAIR	Restaurant Expense	552400-57210	\$250.00
							Check Total
							<u>\$250.00</u>
CHECK # 1135 001	03/06/24	BALLENGER LANDCARE, LLC	24138	MAR24 WATER METER READING	Landscape Maintenance	546300-53900	\$250.00
							Check Total
							<u>\$250.00</u>
CHECK # 1136 001	03/06/24	CENTRAL PEST CONTROL	115271	PEST CONTROL FEB24	Pest Control	531170-57201	\$52.00
001	03/06/24	CENTRAL PEST CONTROL	119364	PEST CONTROL FEB24	Pest Control	531170-57201	\$50.00
							Check Total
							<u>\$102.00</u>
CHECK # 1137 001	03/06/24	COMPLETE I.T. SERVICE & SOLUTIONS 12804		EMAIL ACCOUNTS & GOOGLE VAULT 03/24	Website Hosting/Email services	534369-51301	\$115.50
							Check Total
							<u>\$115.50</u>
CHECK # 1138 001	03/06/24	ESS GLOBAL CORPORATION	2829	SECURITY SERVICES 01/22/24-01/28/24	Security Patrol Services	531116-53935	\$1,785.00
							Check Total
							<u>\$1,785.00</u>
CHECK # 1139 001	03/06/24	GRAY ROBINSON, P.A.	11200839	CIVIC CENTER LIQUOR LICENSE UPDATES FEB24	District Counsel	531146-51401	\$139.50
							Check Total
							<u>\$139.50</u>
CHECK # 1140 001	03/06/24	INFRAMARK, LLC.	111514	03/24 MANAGEMENT SRVCS	District Management	531151-51301	\$6,200.00
001	03/06/24	INFRAMARK, LLC.	111514	03/24 MANAGEMENT SRVCS	Management Contract	531136-51301	\$35,726.33
							Check Total
							<u>\$41,926.33</u>
CHECK # 1141 001	03/06/24	PIPER FIRE PROTECTION LLC	151397	REPLACED 3/4" BACKFLOW PREVENTER	R&M-Irrigation	546041-53900	\$1,423.98
							Check Total
							<u>\$1,423.98</u>
CHECK # 1142 001	03/06/24	STEVE GASKINS CONTRACTING, INC.	0001938	COMMUNITY PATROL 12/18/23 & 12/27/23	Security Patrol Services	531116-53935	\$524.00
001	03/06/24	STEVE GASKINS CONTRACTING, INC.	0001896	COMMUNITY PATROL 11/27/23-11/28/23	Security Patrol Services	531116-53935	\$524.00
001	03/06/24	STEVE GASKINS CONTRACTING, INC.	0001987	COMMUNITY PATROL 01/29/24-01/30/24	Security Patrol Services	531116-53935	\$524.00
001	03/06/24	STEVE GASKINS CONTRACTING, INC.	0002026	COMMUNITY PATROL 02/21/24 & 02/26/24	Security Patrol Services	531116-53935	\$524.00
							Check Total
							<u>\$2,096.00</u>
CHECK # 1143 001	03/06/24	YELLOWSTONE LANDSCAPE	TM 662511	MAR24 LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-53900	\$11,798.17
							Check Total
							<u>\$11,798.17</u>
CHECK # 1144 001	03/13/24	BDI ENGINEERING	1407	ENGINEERING SERVICES 02/24	District Engineer	531147-51301	\$4,565.00
							Check Total
							<u>\$4,565.00</u>
CHECK # 1145 001	03/20/24	CHRISTINA R CUNNINGHAM	030524	BOARD MEETING 03/05/24	P/R-Board of Supervisors	511001-51101	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 1146 001	03/20/24	ESS GLOBAL CORPORATION	2859	SECURITY SERVICES 01/29/24-02/04/24	Security Patrol Services	531116-53935	\$1,785.00
							Check Total
							<u>\$1,785.00</u>

THE GROVES

Community Development District

**Payment Register by Fund
For the Period from 03/01/24 to 03/31/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1147							
001	03/20/24	FITNESS LOGIC	117471	QUARTERLY MAINTENANCE AND CLEANING	R&M-Fitness Equipment	546115-57201	\$170.00
						Check Total	\$170.00
CHECK # 1148							
001	03/20/24	JAMES P NEARY	030524	BOARD MEETING 03/05/24	P/R-Board of Supervisors	511001-51101	\$200.00
						Check Total	\$200.00
CHECK # 1149							
001	03/20/24	JIMMY D. ALLISON	030524	BOARD MEETING 03/05/24	P/R-Board of Supervisors	511001-51101	\$200.00
						Check Total	\$200.00
CHECK # 1151							
001	03/20/24	PIPER FIRE PROTECTION LLC	144997	BACKFLOW INSPECTION & REPAIR	R&M-Irrigation	546041-53900	\$360.00
001	03/20/24	PIPER FIRE PROTECTION LLC	140958	ANNUAL SPRINKLER INSPECTION	Maintenance & Repairs	546920-57201	\$265.00
001	03/20/24	PIPER FIRE PROTECTION LLC	141910	EXIT LIGHT ANNUAL INSPECTION	Maintenance & Repairs	546920-57201	\$177.00
001	03/20/24	PIPER FIRE PROTECTION LLC	142235	QUARTERLY HOOD CLEANING	Maintenance & Repairs	546920-57201	\$500.00
001	03/20/24	PIPER FIRE PROTECTION LLC	143337	SPRINKLER REPAIR	Maintenance & Repairs	546920-57201	\$2,536.95
001	03/20/24	PIPER FIRE PROTECTION LLC	141914	KITCHEN SUPP INSPECTION	Maintenance & Repairs	546920-57201	\$373.50
001	03/20/24	PIPER FIRE PROTECTION LLC	142065	ANNUAL FIRE ALARM MONITORING 10/23-9/24	Security & Fire Monitoring Services	534162-57201	\$360.00
001	03/20/24	PIPER FIRE PROTECTION LLC	141188	SVC FIRE ALARM PANEL WO#198365	Maintenance & Repairs	546920-57201	\$270.00
001	03/20/24	PIPER FIRE PROTECTION LLC	142064	WO#199187 REPAIR & TRIP CHARGE	Maintenance & Repairs	546920-57201	\$375.00
001	03/20/24	PIPER FIRE PROTECTION LLC	140959	ALARM INSPECTION	Security & Fire Monitoring Services	534162-57201	\$445.00
						Check Total	\$5,662.45
CHECK # 1152							
001	03/20/24	RICHARD D LOAR	030524	BOARD MEETING 03/05/24	P/R-Board of Supervisors	511001-51101	\$200.00
						Check Total	\$200.00
CHECK # 1153							
001	03/20/24	WILBUR H. BOUTIN, JR	030524	BOARD MEETING 03/05/24	P/R-Board of Supervisors	511001-51101	\$200.00
						Check Total	\$200.00
CHECK # 1154							
001	03/20/24	YELLOWSTONE LANDSCAPE	TM 668848	IRR REPAIRS 2/5/24	R&M-Irrigation	546041-53900	\$3,496.53
						Check Total	\$3,496.53
CHECK # 1155							
001	03/26/24	PIPER FIRE PROTECTION LLC	145051	SPRINKLER REPAIR	Maintenance & Repairs	546920-57201	\$1,101.95
						Check Total	\$1,101.95
CHECK # 1156							
001	03/26/24	STRALEY ROBIN VERICKER	24285	LEGAL SVCS FEB '24	District Counsel	531146-51401	\$3,895.50
						Check Total	\$3,895.50
CHECK # 1158							
001	03/26/24	WILKES AIR CONDITIONING, LLC	2359	REPAIRS KITCHEN & POOL SIDE A/C SYSTEMS	Maintenance & Repairs	546920-57201	\$540.00
001	03/26/24	WILKES AIR CONDITIONING, LLC	2239	A/C MAINTENANCE	Maintenance & Repairs	546920-57201	\$600.00
						Check Total	\$1,140.00
CHECK # DD133							
001	03/06/24	CHARTER COMMUNICATIONS-ACH	0028989021824	ACH FRONT GATE INTERNET-8989 02/18/24-03/17/24	Telephone, Cable & Internet Services	541016-57201	\$340.28
						Check Total	\$340.28

THE GROVES

Community Development District

**Payment Register by Fund
For the Period from 03/01/24 to 03/31/24
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # DD134							
001	03/06/24	TOSHIBA FINANCIAL SERVICES	35983801 ACH	COPIER LEASE 02/24	Lease - Copier	544008-57201	\$369.28
						Check Total	\$369.28
CHECK # DD135							
001	03/06/24	WASTE MANAGEMENT INC OF FLORID/0929335-1568-3 ACH	REFUSE REMOVAL 03/01/24-03/31/24		Garbage - Recreational Facility	543185-53401	\$393.86
						Check Total	\$393.86
CHECK # DD137							
001	03/20/24	CHARTER COMMUNICATIONS-ACH	166565101030724 ACSVC PRD 3/9-4/8/24		Telephone, Cable & Internet Service	541016-57201	\$269.96
						Check Total	\$269.96
CHECK # DD138							
001	03/01/24	A LITTLE GOURMET EVERYDAY	1855765 ACH	SVC CALL RANGE AND GRILL	Restaurant Expense	552400-57210	\$1,394.51
						Check Total	\$1,394.51
						Fund Total	\$85,470.80

RESERVE FUND - 005

CHECK # 1150							
005	03/20/24	MARTIN AQUATIC DESIGN & ENGINEER 5822		24x36 PRINTS-TRIANGLE/OVERNIGHT DELIVERY-POC	Capital Reserve	568018-58200	\$324.82
005	03/20/24	MARTIN AQUATIC DESIGN & ENGINEER 5823		CONSTRUCTION ADMIN OBSERVATION #2 OF 8/TRAV	Original Stage 3/ Addl Eng Rev 3A	568018-58200	\$3,430.00
						Check Total	\$3,754.82
						Fund Total	\$3,754.82

SERIES 2007 DEBT SERVICE FUND - 201

CHECK # 1157							
201	03/26/24	THE GROVES C/O US BANK	32024-1	XFER FY24 SPECIAL ASSESSMENTS RCVD	Due From Other Funds	131000	\$112,441.00
						Check Total	\$112,441.00
						Fund Total	\$112,441.00

Total Checks Paid	\$201,666.62
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