
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on **Tuesday, July 6, 2021 at 10:00 a.m.**, held at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 33637.

Present and constituting a quorum:

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

Also present were:

Gregory Cox	District Manager, Rizzetta & Co, Inc.
Daryl Adams	District Manager, Rizzetta & Co, Inc.
Bob Schleifer	COO, Rizzetta & Co, Inc.
Dana Collier	District Counsel, Straley, Robin & Vericker
Gregg Gruhl	RASI
Nick Shaffery	HOA, Rizzetta & Co, Inc.
Steven Brletic	JMT Engineering

Audience: **Present**

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Greg Cox called the meeting to order and performed roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS**Audience Comments**

The Board received audience comments on a variety of topics to include a resident's concern regarding a depressed area behind her home; concerns regarding the number of changes in management; and concerns about conditions of the vegetation growth in the ditch area behind a resident's home.

District Engineer Stephen Brletic explained that the depressed area was most likely created over time by various sources, but it was not clear on whose property the depressed area was. He recommended that the Board approve to have a survey done to define the area more clearly as the first step and estimated the cost to be in the range of \$1,000-\$1,500.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to authorize staff to initiate a property survey to define the ownership of a depressed area, for The Groves CDD.

The Board received a report regarding the status of the CDD owned pool from Mr. Scott Masucci, with Proteus Pools pool service. He provided a report of the current condition of the pool's equipment and his recommendations regarding how best to continue heating the pool.

The Board received a report and proposal from Mr. Chris Zowarka, with Phoenix Pools, Inc. Mr. Zowarka explained the pool renovation proposal which was a comprehensive replacement of the pool water storage tanks and filters, spa tanks and filters, heating systems, saline systems, pool tiles and surface finish. He also described the presence of numerous potential leaks which would be identified during this work and repaired. The costs associated varied between approximately \$156,000 to \$169,000 depending upon options provided. Mr. Loar recommended that it would be prudent to seek other quotes for work of this magnitude.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved to accept the proposal from Mr. Zowarka and to take action to acquire additional quotes for the pool work, for The Groves CDD.

Ms. Cunningham requested that staff research to determine if there were any grants available to the CDD for this pool work. The Board discussed the potential timing for this work as being in the November – January timeframe.

THIRD ORDER OF BUSINESS

Discussion of Amenity Services, Professional Costs & District Management Services

The Board discussed the workshop that was recently held and the topics of the Rizzetta Amenity Services, Inc. proposal and contract; professional costs and the District Management Services.

Ms. Cunningham discussed the interviews held for Club Manager and Assistant Manager by her and Mr. Allison. She mentioned the possibility of an additional maintenance individual. Ms. Cunningham addressed her opposition to the language regarding non-compete for Rizzetta employees. Mr. Allison also provided his compliments regarding those interviewed. Ms. Cunningham explained her concerns with the non-compete clause in the current and proposed contract and felt it should be changed so that the staff could be rehired.

The Board members discussed the contract performance by Rizzetta and Company and Mr. Boutin expressed his interest in having the contract go "month to month" moving forward. Mr. Loar described his discussions with Rizzetta COO, Bob Schleifer and Mr. Bill Rizzetta and discussed the plans for Rizzetta to incorporate Mr. Nick Shaffery into the solution.

Ms. Cunningham discussed self-management options and proposals for human resources and payroll services. She clarified that she felt complaints regarding Rizzetta were not Amenity Management related but were District Management related and how she felt other District Management companies should be considered.

The Board members discussed the pros and cons of changing the management contract to month to month and the need for improved communication. Mr. Bob Schleifer, COO with Rizzetta, reminded the Board that there currently existed a 60-day termination clause in the contract and expressed his concern with the non-compete clause removal request and explained how the proposed Club Manager and Assistant Manager were Rizzetta employees and received benefits as such from Rizzetta and Company.

The Board discussed the amenity contract addendum contract rate increases and questioned the variance between the addendum and the new contract. The Board took action to approve the addendum once the rate question and the non-compete clause were clarified and asked that the contract issues be put on the next meeting agenda.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved to authorize the Chairman to execute the RASI Amenity Management contract addendum contingent upon rates being resolved and the non-complete clause be removed, for The Groves CDD.

FOURTH ORDER OF BUSINESS

Update on 90 Day Improvement Plan

The Board received a 90-day plan update from Mr. Nick Shaffery.

Mr. Shaffery explained how he in his new role will address issues for the Board. He explained how the handling of invoices is working effectively and how he will be available to the Board for issues they might have.

FIFTH ORDER OF BUSINESS

Ratification of 30-Day Notice of Termination to Dynamic Security

Mr. Boutin explained the history of the issues with the current security service, Dynamic Security, Inc. and explained that he has authorized the District Counsel to send them a termination notice.

On a motion from Mr. Boutin, seconded by Mr. Loar, the Board unanimously approved to ratify the notice of termination of the agreement with Dynamic Security, Inc., dated June 28, 2021, for The Groves CDD.

SIXTH ORDER OF BUSINESS**Consideration of EES Global Corp
Service Agreement & Proposal**

The Board received a presentation from EES Global Corp Service representatives regarding their company and the service they have proposed to perform for the District. The Board addressed topics regarding issues they would like addressed by the new service. The Board discussed the proposed hours (7 a.m. to 7 p.m.), rates and prompt payment clause in the agreement for the service to be provided and acted to approve the agreement.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved the EES Global Corp Service agreement contingent upon District Council review and amending as necessary, for The Groves CDD.

SEVENTH ORDER OF BUSINESS**Consideration of New Gutter
Proposals**

The Board members discussed proposals for new gutters for the pump house and the maintenance building. The Board discussed the differences between the proposals and how one had addressed soffit and fascia repair issues and others did not. The Board requested that staff contact the companies to try to get to an apples-to-apples presentation of proposed costs and present them next month. The Board questioned whether the fascia and soffit work might have already been accomplished after these proposals had been prepared.

EIGHTH ORDER OF BUSINESS**Consideration of Lanai Proposals**

Mr. Boutin presented proposals to enclose the lanai at the Clubhouse. The proposals ranged from approximately \$29,000 to over \$49,000.

The Board discussed the budget for this work and if it is actually needed.

Mr. Allison noted that the proposals did not address air conditioning and other possible additions that could add significant costs on top of the proposed costs. He also noted the differences in materials used in the windows and how some did not include doors.

The Chairman requested that Mr. Allison meet with the proposing companies to get additional information so it can be considered at the next meeting.

Ms. Cunningham addressed questions about the proposed use of the enclosed areas by residents and restaurant customers.

The Board discussed the topic of new flooring and Mr. Allison noted the area would serve as a separate area to use when other areas are under maintenance. The

discussion involved how this work would be funded and staff was requested to obtain information for updating the current Reserve Study to see if additional funds might be available now that a number of capital improvements have been completed.

The Board heard audience comments regarding the need for drawings to show how pool and other renovations would look. The Board took no action to approve the proposals at this time.

NINTH ORDER OF BUSINESS

Consideration of Series 2007 Arbitrage Engagement Letter

The Board considered the arbitrage calculation proposal from LLS Tax Solutions and requested staff to clarify why the proposal addressed fees for 2020. (Staff has now confirmed that the 2020 arbitrage calculation was not completed is still required which is why it is in the proposed agreement as 2020, 2021 and 2022).

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board approved to authorize the Chairman to execute the agreement with LLS Tax Solutions for arbitrage calculation services, contingent upon confirming the dates, for The Groves CDD.

TENTH ORDER OF BUSINESS

Consideration of Bay Area Environmental Outstanding Invoice

The Board discussed the invoice from Shenandoah Pipe Inspection / Bay Area Environmental Services, Inc. and requested that staff conduct additional research to validate the work was done and if necessary, have the invoiced re-billed to the CDD versus the former District Engineer.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board approved to authorize the Chairman to approve payment of the Shenandoah Pipe Inspection Bay Area Environmental Services, Inc. invoice for \$1,180, contingent upon staff review, for The Groves CDD.

ELEVENTH ORDER OF BUSINESS

Consideration of Self-Management Proposals

Ms. Cunningham explained how self-management for amenity management would work and explained the proposals she had obtained for the performance of human resource tasks along with payroll. She described how the Club Manager could perform as supervisor over hired employees. She further explained how the services provided could be selected by the Board. She also described how she would envision how self-management for District Management would work. She also explained that she has been looking at the options for other District Management services in the small, medium, and large categories.

The Board members discussed the topic and their various concerns. Ms. Cunningham and Mr. Boutin both explained that they have been in discussions with other District Management services. Ms. Cunningham noted that the Rizzetta contract ends in October and that it is time to consider other providers. The Board members concluded

that the topic should be tabled and that since Mr. Boutin and Ms. Cunningham have been discussing with different service providers, they should decide which ones should then come to the Board meeting to present their information to the rest of the Board at the next meeting.

TWELFTH ORDER OF BUSINESS**Discussion of Board Mic & Sound System**

The Board discussed the history of the current sound system used by the Board and other actions that had previously been tried. The Board requested staff look into options to improve the current system.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

The Board received a District Counsel update from Ms. Dana Collier. Ms. Collier explained her discussions that she had with the vendor regarding the grill operations and their contract extension. She provided information provided to her from Bayscape regarding the future operations. She noted that Bayscape will continue to pay their water bill and recommended that their fees remain the same. She explained how the Board and residents can assist with operations by going through the correct individuals. She also addressed the issue of who should have reservation control of the lanai area for use. Mr. Loar discussed the need to account for all CDD owned assets versus those owned by the vendor.

B. District Engineer

The Board received the District Engineer report from Mr. Stephen Brletic. He informed the Board of the status of the pond project at the entrance. Mr. Boutin requested that Mr. Brletic visit the aquapark area to inspect the erosion taking place. Mr. Brletic explained areas he and others had visited during the week and how there is an area that needs some excavation to determine if there is a pipe separation that might need to be sealed. He noted that he would get a proposal for the Board to review at the next Board meeting.

C. Aquatic Report – April Waterway and Canal Report

The Board received the Aquatics Report for June 2021.

Mr. Loar requested that staff look into the pond retention between Trovita Road and Wilderness to determine who has responsibility for its maintenance and to ask Steadfast to look at the area.

D. Clubhouse Manager

The Board received the Clubhouse Manager report from Mr. Greg Gruhl.

The Board requested that Mr. Gruhl look at the status of replacing the current copying machine.

E. District Manager

The Board received a District Manager report from Mr. Greg Cox.

He reminded the Board that the next CDD meeting was scheduled for August 3, 2021 at 6:30 p.m.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting held
on June 1, 2021**

The Board received the Minutes of the Board of Supervisors regular meeting that was held on June 1, 2021.

Mr. Boutin requested that minutes of the workshop recently held be produced for the Board to consider.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the minutes of the June 1, 2021 CDD Board meeting, as amended, for The Groves CDD.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for May
2021**

The Board received the Operation and Maintenance Expenditures for May 2021 in the amount of \$ 118,823.13.

Ms. Cunningham requested that staff research the invoice from Drain Relief and whether that should have been a CDD invoice to pay.

Mr. Loar requested that staff look into the Spectrum TV expense to determine if that should be an HOA expense. Ms. Cunningham was requested to look at the Spectrum invoices to see if changes should be made in the billing. Ms. Cunningham explained that she had worked with the Spectrum invoices to reduce costs and the Board requested that the April – May – June expenditures be monitored to see if expenses are reduced.

The Board requested that staff monitor the Dynamic Security invoices to make sure not to pay them for almost 3 weeks that staff did not work.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor requests, Mr. Allison noted that he met with Mr. Gruhl and the roadway contractor to express displeasure with the roadway work and asked what could be expected and that he had not heard back at this point.

Mr. Boutin expressed his concern regarding the speeding in the community and that if it continues, the Board may have to take some actions.

Ms. Cunningham suggested that DUI convicted drivers not be allowed to bring their vehicles into the community. She requested that this topic be place on the next CDD agenda.

SEVENTEENTH ORDER OF BUSINESS Adjournment

Mr. Cox requested a motion to adjourn the meeting of the Board of Supervisors for The Groves Community Development District.

On a motion from Mr. Boutin, seconded by Mr. Loar, the Board approved to adjourn the meeting at 1:15 p.m. for The Groves Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman