

---

---

**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 5, 2022, at 6:34 p.m., at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 33637.

Present and constituting a quorum:

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

Also present were:

Gregory Cox	<b>District Manager, Rizzetta &amp; Co, Inc.</b>
Dana Collier	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Amy Wall	<b>Operations Manager</b>

Audience Members	<b>Present</b>
------------------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 6:34 p.m. and all five Supervisors were present in person.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Boutin addressed the audience and Board members regarding the success of the 4th of July event held the day before and recognized the volunteers to helped make it a success. Hillsborough County Deputy Sheriff James Linen was presented a Certificate of Appreciation for his participation by cooking at the grill for over 3 hours for members of the community.

Mr. Boutin also addressed the audience and the Board members regarding the need for new members for the social activities to keep them functioning as former members have departed.

The Board received audience comments from those present. The comments included appreciation for the work being done on the rim ditches and the need to determine if invasive plants should be removed from some wetland areas; appreciation for the event held on the 4th of July; the need for the Board to de-conflict the use of the ballroom on Tuesday evenings by the Board and the Trivia Night.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Commercial Acoustics Proposal for Clubhouse Acoustic Panels**

The Board briefly discussed the issue of the need for acoustic panels in the newly remodeled lanai and the Chairman requested that Mr. Allison take the lead in the pursuit of the best solution. Ms. Cunningham surfaced the issue that the room was being left open with the air conditioning running and that there was a need for a system of monitoring this situation.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Martin Aquatic Design & Engineering Additional Service Proposal**

The Board discussed the proposal from Martin Aquatic Design & Engineering for additional contract work as a result of the changes requested in the drawings and specifications for the pool renovation project.

Mr. Cox explained that the planned use of three heat pumps at a cost of roughly \$150,000 would eliminate the need for pool and spa covers and that it would take 6 to 7 years to recover that investment due to the elimination of the gas requirement. Mr. Cox explained that Ms. Cunningham had suggested a hybrid plan where 2 heat pumps at roughly \$100,000 could be combined with gas heating which would offer the benefit of chilling water when needed plus the use of gas to increase the heat when needed. After Board discussion and audience comments on the issue, the Board took action to approve the hybrid solution.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board, with a vote of 4-1, with Mr. Allison voting no, to approve proceeding with the 2-heat pump combined with gas heating plan, for The Groves CDD.

Mr. Allison explained that he was not against the plan per se, just against the spending of the \$100,000 on heat pumps.

The Board discussed the proposal from Martin Aquatic Design & Engineering for the additional contract work. Mr. Cox explained that the change just made by the Board would be an approximate additional \$2,000 from what was being proposed. He suggested the Board approve a not-to-exceed amount that would then permit the Chairman to approve the proposal outside of the meeting when the revised version arrived

On a motion from Mr. Boutin, seconded by Mr. Allison, the Board unanimously approved to authorize the Chairman to approve a revised contract amendment proposal from Martin Aquatic Design & Engineering with a not-to-exceed amount of \$20,000, for The Groves CDD.

**SIXTH ORDER OF BUSINESS****Consideration of B9B Contract  
Renewal**

Ms. Cunningham discussed the restaurant operating agreement with Back 9 Bistro and how the contract was up for renewal in October. She explained that Ms. Simone Tolley had requested that the current contract lease rate of \$500 per month be reduced to \$300. She noted that the Board had previously agreed to waive the \$500 per month and agreed to a \$1 per month rate for the first year. Ms. Cunningham presented documentation that reflected that Ms. Tolley had exceeded the \$16,000 contribution requirement the agreement called for. The Board discussed the issue that Trivia Night and Karaoke Night were events expected to be hosted by Back 9 Bistro, but it was not spelled out in the agreement.

The Board also discussed the previous agreement to have Back 9 Bistro pay a flat \$300 per month for electric and water. Mr. Cox explained that District Counsel would be able to take the discussion from the meeting and incorporate those into an addendum to the current agreement which could be considered at the next meeting. Ms. Wall explained the status of the mural in the lanai and that a photo of it would be taken and then framed so it could be placed in the Clubhouse. The Board directed that Ms. Wall and Ms. Cunningham coordinate with Ms. Tolley regarding the desired color of new paint for the lanai.

**SEVENTH ORDER OF BUSINESS****Consideration Facility Use Agreement**

Mr. Loar presented the Board with a revision of the facility use policy and rental rates. He requested that the Board members review the information and provide their comments to Mr. Cox for consolidation. Mr. Cox explained that the Board would need hold a noticed public hearing before the revised policy and rates could be approved. He recommended that the Board plan for a public hearing at the next CDD meeting.

**EIGHTH ORDER OF BUSINESS****Consideration of Proposal for Night  
Swimming Lighting Upgrade Status  
and Cost**

Mr. Cox presented a proposal from EXP for the engineering design for the lighting required so that the pool could be certified for night swimming. He explained that the estimate for the actual installation of the lighting was in the \$9,000 range. The Board discussed the option of replacing the existing light pools with taller poles or the option of adding new poles and keeping the current ones. The Board concluded that replacing the current poles would be more efficient.

On a motion from Mr. Loar, seconded by Mr. Boutin, the Board unanimously approved the proposal from EXP for the engineering design for new lighting for the pool, at a cost of \$4,050, for The Groves CDD.

**NINTH ORDER OF BUSINESS****Consideration of Proposals for Fire Doors in the Restaurant**

The Board considered proposals for the replacement of the fire doors in the restaurant. Ms. Wall explained the proposals she had received and noted that Atlas had presented the lower cost proposal of \$8,498. Ms. Cunningham requested that staff inquire as to the type of warranty that Atlas would provide along with additional information regarding the "pocket doors" discussed in some of the proposals.

On a motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously approved the proposal from Atlas, for \$8,498, contingent upon receiving warranty and pocket door information, for The Groves CDD.

**TENTH ORDER OF BUSINESS****Discussion of Revised Reserve Study**

Mr. Loar briefly discussed the revised Reserve Study that had been prepared for the Board. He explained that it would not be advisable to attempt to do more work with the Reserve Study until the pool renovation costs were known.

**ELEVENTH ORDER OF BUSINESS****Discussion of Security Townhall Meeting**

The Board discussed the plans to hold a town hall style meeting to present more detailed information to the community members regarding the security options being considered by the Board. Mr. Cox was asked to find the best date and time that would work best the Community, the Board, and the Clubhouse schedule. The Board members suggested looking at dates falling on Wednesday at 1:00 p.m. Mr. Allison presented the Board with a draft version of the security options survey he was working on for the Community. He requested that the Board members review it and forward comments and suggestions to Mr. Cox.

**TWELFTH ORDER OF BUSINESS****Update of Irrigation Meeting with Ballenger Irrigation**

Mr. Loar provided an update to the Board of the latest irrigation project meeting that was held on June 30, 2022. He explained that the meeting had members of Ballenger Irrigation, the CDD staff, the HOA, and Down to Earth Landscaping. He noted that the primary accomplishment was to identify the maps and as-builts that were on hand and new maps that were being developed. He explained that the maps would be distributed to those who would identify the locations of controllers, irrigation heads, valves, etc. throughout the community. The Board was informed that with this information, Mr. Ballenger would then be able to do a thorough analysis of the current irrigation system.

---

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

The Board received a District Counsel update from Ms. Collier. There were no questions or comments at this time.

**B. District Engineer**

Mr. Cox gave the Board an update on the Culvers construction site. There were no questions or comments at this time.

**C. Aquatics Report - Steadfast**

The Board received an update from Mr. Kevin Riemensperger, with Steadfast, regarding the June aquatics inspection report. The Board members discussed the need for Hydrilla treatment in numerous areas. Mr. Riemensperger described the presence of Slender Spike rush grasses that are often mistaken for algae. The Board discussed the option of having Carp stock to help control invasive aquatic plant material and request a proposal. The Board requested that staff research the last time Carp was stocked and Carp barriers installed.

**D. Client Relations Update**

Mr. Cox advised the Board that the new Rizzetta accounting software was getting positive feedback in the early testing. The Board requested information on how they will be able to interact with the software to have visibility over invoices et cetera.

**E. Operations Manager**

The Board received a Clubhouse Manager report from Ms. Wall. She presented her monthly report to the Board and addressed their questions.

**F. District Manager**

The Board received a District Manager report from Mr. Cox. He announced that Ms. Maura Lear, with Rizzetta, had begun working at the Clubhouse that week. He reminded the Board that the next meeting was scheduled for August 2, 2022 at 6:30 p.m. He noted that the Board will consider the Final Budget for the next fiscal year following a public hearing.

Mr. Cox briefly reviewed the projects management plan and provided an update of the financials for May 2022.

Mr. Cox also presented the 2d Quarter Website Audit report from Campus Suites for the Board to review.

Ms. Cunningham briefly discussed the Campus Suite contract currently did not specifically state that Campus Suites would not bill for the remediation of pages beyond the listed number, as had been recently indicated by Campus Suites as their policy. She requested staff investigate the possibility of having that documented.

The Board also discussed the previous practice of not including large documents in the agenda posted on the website and requested that staff review that practice to determine if those documents might be included going forward.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on June 7, 2022**

The Board reviewed the minutes of the Board of Supervisors June 7, 2022, meeting.

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved the minutes of the Board of Supervisors' meeting held June 7, 2022, for The Groves CDD.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Continued Meeting held on June 22, 2022**

The Board reviewed the minutes of the Board of Supervisors June 22, 2022, continued meeting.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the minutes of the Board of Supervisors' continued meeting held June 22, 2022, for The Groves CDD.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for May 2022**

The Board reviewed the Operations and Maintenance Report for May 2022 which totaled \$140,529.56. Ms. Cunningham requested that staff research an invoice from McNatt Plumbing Company for work accomplished in the restaurant for clearing drainage lines to determine why the CDD paid the invoice instead of Back 9 Bistro. She also requested that staff research the timing of an invoice for annuals from Yellowstone to determine its history.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to receive and file the May 2022 Operations and Maintenance Report, for The Groves CDD.

---

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

During Supervisor Requests, Mr. Neary noted that there will be flu shots provided by Publix in the Fall.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On motion by Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 9:23 p.m., for The Groves CDD

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman