

**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, December 5, 2023 at 10:02 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
Yellowstone Representatives	
Steadfast Representatives	
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**

**A. Certificates of Appreciation**

Mr. Boutin presented volunteers with certificates of appreciation. Audience Comments were received on the following:

- The fence project behind the Publix.
- Security and the use of manned security guards.
- The rim ditch behind Cleopatra Drive.

- The pool speakers, request for a crosswalk, signs, or some other speeding deterrent at Melogold Circle and Genoa Lane, planting the donated palm tree, painting a sign by the pool, and non-slip flooring around the bar area for the workers at the grill.
- The dog park needing bags.
- Email blast from the CDD and HOA managers and the new contract for the grill.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Ratification of Site Masters of Florida, LLC Change Order for Jaffa Lane Pipe Repair at an Amount of \$1,800**

- Ms. Cooper reviewed the work involved in the change order.

<p>On Motion by Mr. Loar seconded by Mr. Allison with all in favor the Site Masters of Florida, LLC change order for the Jaffa Lane pipe repair at a total cost of \$1,800 was ratified. 5-0</p>
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**B. Consideration of Flooring Proposals**

- The proposals were provided under separate cover.
- Mr. Robinson reviewed the proposals as well as the pros and cons. He recommends 09000 Consulting, LLC’s proposal at a total cost of \$8,801.28, which includes sound mitigation.
- Mr. Neary noted he will abstain from voting if the Board chooses 09000 Consulting, LLC because a family member owns the business.

<p>On MOTION by Mr. Boutin seconded by Mr. Allison with Mr. Boutin, Mr. Allison, Ms. Cunningham, and Mr. Loar voting aye, and Mr. Neary abstaining from voting, the proposal from 09000 Consulting, LLC at a total cost of \$8,801.28 was approved. 4-0</p>
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- Mr. Neary’s Form 8B, will be attached to the minutes of the meeting once approved, and be part of the public record.

**C. Consideration of Proposals for Cameras**

- Ms. Cooper reviewed the proposals to install cameras to monitor the RV park, maintenance area, and the back gate along the shed. Proposals were provided by Complete IT, Securiteam, and RUAV.
- Discussion ensued amongst the Board and staff. Ms. McAnn noted the proposals are not apples-to-apples comparisons. She noted in discussions with Ms. Cunningham,

they will get a better look of the entire facility, and the property if they have one IT system in sync with phones, cameras, the guard gate, and the rest of the property.

- There was Board consensus to try to get one vendor for cameras, phones, gate, and audio. The Board directed staff to get a proposal for a security evaluation of the property to provide recommendations.

**D. Consideration of Fence Line Enhancing Proposals**

- The area is behind Homossasa Court. It is the only area surrounding the community which has an opening where anyone can come in.
- Discussion ensued amongst the Board and staff. This item was tabled until more information is gathered regarding when construction will begin and whether the developer will be installing a fence.

**E. Consideration of Phone System Proposals**

- This item was tabled.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

- Mr. Babbar reported he is working on a draft of the concession agreement with the new restaurant vendor. The current vendor should be out this week. He will be using the same parameters; however, eliminating issues of who is responsible for what.
- Discussion ensued regarding the contract and there was consensus to continue the meeting at a time and date certain to be determined at the end of the meeting.

**B. District Engineer**

Mr. Brletic reported the following:

- He provided an update on the bridge project. The project is going well, and they are one week ahead of schedule.
- He provided an update on the pool project. January 15, 2024 is the start date. Only one closure will be necessary in December for the leak detection.
- They met on site this morning to evaluate the electrical issue. Mr. Brletic was not able to attend but will follow up after the meeting.
- There are no anticipated delays.

**C. Aquatics Report**

- Representatives from Steadfast introduced themselves to the Board and reviewed the aquatics report. They also provided updates.
- The warm temperatures this season is causing the growths they are continually trying to cutback to grow back at a faster rate.
- Pond 6G, the rim ditch behind Cleopatra Drive, vegetation and the date of the report was discussed.

**D. Clubhouse Manager**

**i. Clubhouse Manager Report**

- Mr. Josh Hamilton, from Yellowstone, provided an update on the irrigation issues and repairs to address those issues. He also provided an update on landscaping and answered questions from the Board.
- There was discussion regarding the hurricane cuts.
- Ms. McAnn reviewed the Clubhouse Manager Report.

**E. District Manager**

**i. Consideration of Resolution 2024-03, Designating District Council's Office as Registered Agent and Registered Office**

- Ms. Cooper reviewed resolution 2024-03.

On MOTION by Mr. Loar seconded by Mr. Boutin with all in favor Resolution 2024-03, designating District Council's office as registered agent and registered office, was adopted. 5-0

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the November 14, 2023 Meeting Minutes**

- Revisions were made, which will be included in the final amended copy of the minutes.

On MOTION by Mr. Boutin seconded by Mr. Nearey with all in favor the minutes of the November 14, 2023 meeting were approved as amended. 5-0

**B. Consideration of Financials for September 2023**

- Ms. Cooper reviewed the financials.
- The Board requested invoices be provided to the Board going forward.
- There was Board consensus to receive a draft agenda sheet 14 days prior to the meeting.

On MOTION by Mr. Nearey seconded by Mr. Loar with all in favor the financials for September 2023 were approved. 5-0

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

The following was discussed:

- Mr. Allison expressed concern over the Board’s lack of action on agenda items.
- Mr. Loar discussed the following:
  - Davey is doing a lot of work on the irrigation system and provided an update.
  - He likes the idea of having pedestrian crosswalks.
  - He complimented Inframark on their responsiveness, specifically Ms. Cooper.
  - He has a quote for the pool lights. The quote for the equipment is approximately \$25,000 to \$28,000. He is trying to get an electrical contractor who would be interested in doing the electrical installation. He estimates the total cost to put in the pool lights will be approximately \$35,000.
  - He wants to see quotes to renovate the gates.
  - He discussed the pool heater and thinks they should just let it run.
  - He spoke with the Spectrum consultant about where they are going to need to run equipment wires when they install the new high split system. They do not know until they start the work. He asked if they could get an easement agreement for the installation. It was noted the District gave the right-of-way to Frontier and Spectrum ten years ago.
  - There is an issue that needs to be addressed before the installation of the flooring in the restaurant.
  - The District earned \$10,200 in interest in investments. For this fiscal year, it is \$21,100. In total for this calendar year, the District generated almost \$96,000 in interest since the end of April. He had a conversation with Ms. Cooper and other finance staff from Inframark. They are getting a plan together to take the incoming reserve contributions of \$317,000, and almost \$1.2 Million of resident assessments, and figure out how to invest it while making sure there is enough cash in hand to pay bills.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

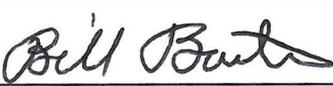
- Discussion ensued regarding continuing the meeting versus scheduling a special meeting to address the agreement with the new restaurant vendor.

Ms. Cunningham MOVED to continue the meeting to December 12, 2023 at 9:00 a.m. and Mr. Loar seconded it.

- Further discussion ensued.

On VOICE vote with Ms. Cunningham, Mr. Loar and Mr. Nearey voting aye and Mr. Allison and Mr. Boutin voting nay, the meeting was continued to December 12, 2023 at 9:00 a.m. 3-2

  
Jayna Cooper  
Secretary

  
Bill Boutin  
Chairperson