



Rizzetta & Company

# **The Groves Community Development District**

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**Board of Supervisors' Meeting  
December 4, 2018**

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

**[www.thegrovescdd.org](http://www.thegrovescdd.org)**

# **THE GROVES COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Steve Simon Bill Boutin Wayne Coe Sally Semple Richard Loar	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	David Bell	Landmark Engineering & Surveying Corp.

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

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

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

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

**THE GROVES COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE □5844 OLD PASCO RD □SUITE 100 □WESLEY**  
**CHAPEL, FL 33544**  
[WWW.THEGROVESCDD.ORG](http://WWW.THEGROVESCDD.ORG)

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December 28, 2018

**Board of Supervisors The  
Groves Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of The Groves Community Development District will be held on **Tuesday, January 8, 2019 at 6:30 p.m.** at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on December 4, 2018.....Tab 1
  - B. Consideration of Operation & Maintenance Expenditures for November 2018.....Tab 2
- 5. BUSINESS ITEMS**
  - A. Presentation of Aquatics Report.....Tab 3
  - B. Consideration of Proposal for Pond 3A.....Tab 4
  - C. Consideration of Resolution 2019-02, Declaring a Vacant Seat.....Tab 5
  - D. Consideration of Proposals for Control Structure.....Tab 6
  - E. Consideration of Reserve Study Proposals.....Tab 7
  - F. Consideration of Lease Agreement.....Tab 8
  - G. Consideration of Traffic Enforcement Agreement.....Tab 9
  - H. Discussion Regarding Security/Guards
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Clubhouse Manager
    1. Review of Monthly Report.....Tab 10
    2. Consideration of Proposal for Wildlife Signs.....Tab 11
  - D. District Manager
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,  
**Angel Montagna**  
District Manager

## Tab 1

**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, November 13, 2018 at 6:30 p.m.** at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637.

Present and constituting a quorum:

Steve Simon	<b>Board Supervisor, Chairman</b>
Bill Boutin	<b>Board Supervisor, Vice Chairman</b>
Richard Loar	<b>Board Supervisor, Assistant Secretary</b>
Sally Semple	<b>Board Supervisor, Assistant Secretary</b>
Wayne Coe	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Katie Vander Meade	<b>District Engineer, Landmark Engineering</b>
Stephen Fowler	<b>Operations Manager</b>
Jordan Lansford	<b>District Manager, Rizzetta &amp; Company, Inc.</b>

Audience: **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

Mr. Simon called the meeting to order and Ms. Montagna performed roll call, confirming that a quorum was present.

Mr. Simon led all those present in reciting the Pledge of Allegiance.

Mr. Simon gave Ms. Semple a plaque for service on the Board of Supervisors for The Groves CDD.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Simon asked if there were any audience comments. Eric Smith spoke regarding his concerns about shuffleboard.

Jerry stated that the Bocce Ball Committee would like new shades over the courts. A discussion ensued. No action was taken at this time.

**THIRD ORDER OF BUSINESS****Presentation of Certificates of Appreciation**

Mr. Boutin gave a speech regarding community volunteers. He handed out Certificates of Appreciation and thanked all.

**FOURTH ORDER OF BUSINESS****Consideration of Minutes of the Board of Supervisors' Meeting held on October 2, 2018**

Mr. Simon presented the minutes of the Board of Supervisors' meeting held on October 2, 2018. There were various changes made to the minutes.

On a Motion by Mr. Boutin, seconded by Mr. Coe, followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 2, 2018 as amended for The Groves Community Development District.

**FIFTH ORDER OF BUSINESS****Consideration of Operations and Maintenance Expenditures for September 2018**

Mr. Simon presented the Operation and Maintenance Expenditures for September 2018 to the Board. Ms. Montagna read the O&M amount to be \$100,198.68. A discussion ensued regarding the payment of the operation and maintenance expenditures.

On a Motion by Mr. Loar, seconded by Mr. Boutin, followed by a vote of all in favor, the Board of Supervisors received and filed the Operation and Maintenance Expenditures for September 2018 (\$100,198.68) for The Groves Community Development District.

**SIXTH ORDER OF BUSINESS****Consideration of Request for Fitness Class**

The resident who made the request for the fitness class did not come forward at the meeting.

**SEVENTH ORDER OF BUSINESS****Presentation of Aquatics Report**

Ms. Montagna presented the Aquatics Report dated October 15, 2018. A discussion ensued regarding the location of pond #7.

**EIGHTH ORDER OF BUSINESS****Consideration of Aquatic Systems Proposal to Re-Plant Site #6 (3-a)**

Ms. Montagna presented Aquatic Systems proposal to re-plant site #6. Discussion ensued. The Board would like site #6 to be how it was.

On a Motion by Mr. Coe, seconded by Mr. Boutin, followed by a vote of all in favor, the Board of Supervisors approved Aquatic Systems' proposal to re-plant site #6 (3-A) (\$500.00) for The Groves Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Final Draft of The Groves  
Emergency Management Plan**

A discussion ensued regarding the final draft of the emergency management plan.

On a Motion by Mr. Coe, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved the Final Draft of The Groves Emergency Management Plan as presented for The Groves Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Updated Contract for  
District Services**

Ms. Montagna presented and reviewed the updated contract for District Services.

On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved the updated contract for District Services for The Groves Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Sidewalk Report**

Mr. Coe presented and reviewed the Sidewalk Report from Precision Sidewalk Safety Corp. A discussion ensued. It was stated that more needs to be addressed.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker gave the Board an update on the Securiteam Agreements. He stated that they had a January start date.

B. District Engineer

A discussion ensued regarding the drainage issues and a possible cost share to clear/scope drainage.

C. Clubhouse Manager

Mr. Fowler presented the Clubhouse Manager report for October 2018.

Mr. Fowler presented a proposal from Yellowstone to re-mulch the common areas.

On a Motion by Mr. Loar, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved the replacement of 350 yards of mulch by Yellowstone at a not-to-exceed cost of \$13,300.00 for The Groves Community Development District.

Mr. Fowler presented a proposal for granite at the bar.

On a Motion by Mr. Coe, seconded by Mr. Boutin, followed by a vote of all in favor, the Board of Supervisors approved Rock of Ages Granite and Marble's proposal for the granite for the bar (\$834.00) for The Groves Community Development District.

A discussion ensued regarding table tops and chairs at The Grill.

On a Motion by Mr. Boutin, seconded by Mr. Coe, followed by a vote of all in favor, the Board of Supervisors approved the purchase of 30 chairs and tables at a not-to-exceed cost of \$4,000.00 for The Groves Community Development District.

D. District Manager

Ms. Montagna noted the next scheduled meeting is scheduled for December 4, 2018 at 10:00 a.m. at The Groves Civic Center, located at 7924 Melogold Circle, Land O'Lakes, FL 34637.

Ms. Montagna stated that Ms. Semple will remain on the Board until November 20<sup>th</sup>. The Board will start accepting resumes for the vacant seat as the Board would like to appoint someone at their December meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. Mr. Boutin discussed the letter sent to Withlacoochee Electric ("Exhibit A"), Senator Simpson letter (Exhibit "B"), and fill in for the holidays when staff is on vacation.

A discussion ensued regarding gift cards for the staff. Mr. Boutin made a motion to give staff a \$200.00 gift card. Mr. Coe seconded it. Mr. Loar opposed the motion and the motion did not pass.

On a Motion by Mr. Loar, seconded by Mr. Simon, followed by a vote of all in favor, the Board of Supervisors approved giving staff a \$200.00 gift card after checking with Rizzetta Amenity Services to make sure that it is allowed for The Groves Community Development District.

Mr. Boutin thanked all those that helped with the replacement of plants.

Mr. Loar stated that there had been three wrong way drivers on Pleasant Plains and to be careful. Discussion ensued regarding pressure washing, repainting the crosswalks, handicap areas and speeding in the community.



On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved moving forward with the off duty Sheriff's patrols for The Groves Community Development District.

The Board requested that proposals for wildlife signage be provided for their next meeting agenda. Request for the signage attached as (Exhibit "C").

Mr. Coe inquired about theft insurance. Ms. Montagna will obtain the information and follow-up with the Board.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Boutin, seconded by Mr. Loar, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 8:35 p.m. for The Groves Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Exhibit A



Mr. Billy E. Brown  
Executive Vice-President and General Manager  
Withlacoochee River Electric Cooperative  
Billy E. Brown Corporate Center  
14651 21st St.  
Dade City, FL 33523

November 5, 2018

Mr. Brown:

The Groves Golf and Country Club in Land O Lakes has been experiencing considerable difficulty in operational lighting to the entrance of our community over the past several years. Your staff has worked on the lights several times yet we experience the outages on a fairly frequent basis. Earlier this year you had repair crews come in and work on the lines to our light fixtures which seemed to last but not very long. At present time we have two light fixtures which are not working at our entrance. Unfortunately these light fixtures do not have any numbers to identify them but we have marked them with a yellow construction ribbon so they can be identified.


This lighting is important to our 55 plus community as many of our residents use the existing pathway to go to Public's for grocery shopping. Lighting outages on our light posts at our entrance can be alarming to our residents as one cannot help to be worried traveling in unlit areas. If you can assist us with the repair of the lights and the associated electrical lines to them it would be greatly appreciated. Safety is a very real concern in our community.

In addition, our community would like to inquire as to Withlacoochee River Electric Cooperative's responsibility for the maintenance of the electric boxes that are located throughout our community. Many of your fixtures are in need of some renewal due to rust as well as shifting into the ground. Our community



prides itself in our overall appearance and many of your boxes are located directly in front of our residential homes. It seems as though you must have some level of upkeep for these fixtures in your overall plan for the area that you support. With all the related markings on these fixtures any work in renewal should be your responsibility. If you could advise us on your responsibility in this area it would be appreciated.

Thank you for your time on both matters.



Wilbur H. Boutin Jr.

Vice Chairman

The Groves Community Development District

7924 Melogold Circle

Land O Lakes, Florida 34637

Tel: 813-746-4703

## **Exhibit B**

# Re: Update on Landscape Buffer U.S. 41

Bill Boutin

Tue 10/30/2018 10:35 AM

To: Parker, Judy <PARKER.JUDY@flsenate.gov>;

Cc: Simpson, Wilton <SIMPSON.WILTON@flsenate.gov>;

Senator Simpson,

I wanted to follow up with you regarding the above issue and let you know what the outcome was in our conversations with the FLDOT. First let me thank you for your support on this issue on behalf of our community.

The outcome of our meetings with FLDOT was not favorable. Based upon our last conversation during our September 2018 meeting the Groves Community Development District Board was unable to accept the conditions set forth in the FLDOT position on this matter. As proposed by the FLDOT, we would have to provide an equal easement for the land in which the landscape buffer would need to be installed. In addition, our Board would be required to advertise for a landscape design, approve the design, secure the approval of the design from the FLDOT, prepare a proposal for the design and advertise it for selection of a contractor, pay for the work, and then seek reimbursement of just the work from the FLDOT. Our Board felt that this was too much of a financial burden to be placed upon our District, particularly since we have a significant financial outlay for repair of our roads in the community starting in 2019. In addition, the issue of an easement was also bothersome.

I do want to thank you again for your efforts on this matter on behalf of the Groves Community Development District. It was genuinely appreciated.

Wilbur H. (Bill) Boutin Jr.  
Vice Chairman  
The Groves Community Development District  
7924 Melogold Circle  
Land O Lakes, Florida 34637  
Tel: 813-746-4704

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From: Parker, Judy <PARKER.JUDY@flsenate.gov>

Sent: Monday, October 15, 2018 9:47:46 AM

To: Bill Boutin

Cc: Simpson, Wilton

Subject: RE: Update on Landscape Buffer U.S. 41

Bill the Senator will not takeing appointments until November when the election is over and committees are assigned. Please email him at [Simpson.wilton@flsenate.gov](mailto:Simpson.wilton@flsenate.gov) with the update and include your phone number so

if he has questions he can call you. He would appreciate all updates. You can also copy me on them as well, have a great day.

J. Parker

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**From:** Bill Boutin <Seat5@TheGrovesCDD.org>  
**Sent:** Sunday, October 14, 2018 5:55 PM  
**To:** Parker, Judy <PARKER.JUDY@flsenate.gov>  
**Subject:** Update on Landscape Buffer U.S. 41

Ms. Parker,

I am sending this e-mail to see if Senator Simpson would have a few minutes so I could update him on our meetings with the Florida DOT on the subject of a Landscape Buffer to reduce noise and enhance security at the Groves Golf and country Club in Land O Lakes, Florida. Senator Simpson was kind enough to move this effort forward and I wanted to let him know where we are on this issue.

Thank you,

Wilbur H. (Bill) Boutin Jr.  
Vice Chairman, The Groves Community Development District  
7924 Melogold Circle  
Land O Lakes, Florida 34637  
Tel: 813-541-0651

## **Exhibit C**



# Fwd: Slow Watch for Wildlife signage

Mon 11/5/2018 8:49 PM

To: Bill Boutin <Seat5@TheGrovesCDD.org>;

Begin forwarded message:

From: Tammy Harman <[rshouse24@gmail.com](mailto:rshouse24@gmail.com)>  
Date: November 5, 2018 at 5:33:22 PM EST  
To: [Seat3@TheGrovesCDD.org](mailto:Seat3@TheGrovesCDD.org), [Seat4@TheGrovesCDD.org](mailto:Seat4@TheGrovesCDD.org), [Seat5@TheGrovesCDD.org](mailto:Seat5@TheGrovesCDD.org),  
[Seat1@TheGrovesCDD.org](mailto:Seat1@TheGrovesCDD.org), [Seat2@TheGrovesCDD.org](mailto:Seat2@TheGrovesCDD.org)  
Subject: Slow Watch for Wildlife signage

I'm writing to you today to ask for your help. I'm a resident here who works full time. When I come home in the evening there are many animals out roaming about our community. People are driving way too fast and many visitors are unaware of just how much is right next to the road until it's too late. I believe they see the speed limit signs, but it's a nice quiet community..and they're not linking ,at night especially, why they need to slow down. I have seen 2 instances of slamming on the brakes from a deer running across the road. Friends that have visited me have been shocked by the cranes so close to the roads and the deer all over the place at night. They don't see either where they live in South Tampa and out of state. There probably are a lot of visitors that are just as surprised.

I'm asking for 2 signs.They're green and just like what we have now. I will forward an example to you. Could we please put 1 up after you turn right on to Melogold about 20feet after the speed limit sign, so people make the connection, and another past Berna where that open area is. I will help raise money, pay for the signs, help with the location.. Anything that might help matters.

Thank you for your time.

Sincerely,  
Tammy Harman  
7253 Cleopatra Drive  
[Rshouse24@gmail.com](mailto:Rshouse24@gmail.com)

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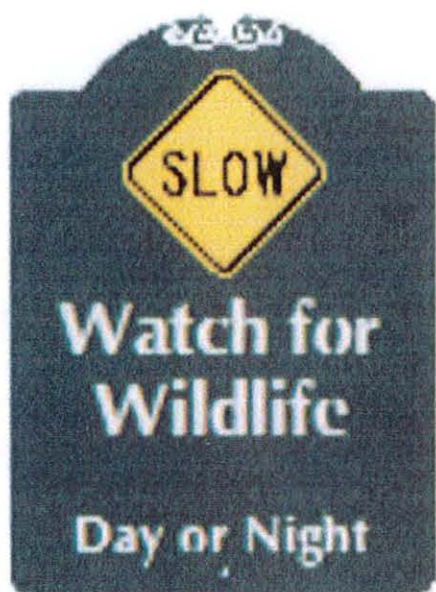
Warning

Street

STOP

Speed Limit

Slow Down



**24" x 18" Add Your O**

Size: 24 " x 18 " H x W

Design Name: Watch f

Modified on: 11/5/2018