



Rizzetta & Company

# **The Groves Community Development District**

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## **Board of Supervisors' Meeting May 7, 2019**

**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 Richard Loar Donald Cooley	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>	Katie Vander Meade	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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April 29, 2019

**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, May 7, 2019 at 10:00 a.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 April 3, 2019.....Tab 1
  - B. Consideration of Operation & Maintenance Expenditures for March 2019.....Tab 2
- 5. BUSINESS ITEMS**
  - A. Presentation of Aquatics Report.....Tab 3
  - B. Consideration of Proposal to Remove Cattails (under separate cover)
  - C. Consideration of Vertex's Aeration Proposal.....Tab 4 (tabled from last meeting)
  - D. Discussion Regarding ADA Website Requirements.....Tab 5
  - E. Consideration of Proposal to Adjust Fencing for Tennis Courts....Tab 6
  - F. Consideration of Revised Proposal for Front Entrance Lighting.....Tab 7
  - G. Consideration of PACA Renewal.....Tab 8
  - H. Presentation of Fiscal Year 2019/2020 Proposed Budget (under separate cover)
  - I. 1. Consideration of Resolution 2019-03, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing for the Final Budget.....Tab 9
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Clubhouse Manager
    1. Review of Monthly Report.....Tab 10
    2. Consideration of Proposal for Kegerator.....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, April 2, 2019 at 10:01 a.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>
Wayne Coe	<b>Board Supervisor, Assistant Secretary</b>
Donald Cooley	<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>
Stephen Fowler	<b>Operations Manager</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.

**SECOND ORDER OF BUSINESS** **Audience Comments**

Mr. Simon asked if there were any audience comments. Bobby Newberry spoke regarding the ADA compliance issue. She asked the Board to make a motion regarding communication with the homeowners. Attached as (Exhibit "A").

On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved that it shall be a policy as of April 2, 2019 of the Board of Supervisors that all communication from the homeowners to the District shall be acknowledged by the District for The Groves Community Development District.

On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of four in favor, the Board of Supervisors authorized District management to reply to emails that she has received said email for The Groves Community Development District.

Mr. Simon recused himself from voting on the above motion.

Bonnie Campbell presented the Board with pictures of her issues with some plants on District property. Attached as (Exhibit "B").

On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of four in favor, the Board of Supervisors accepted Ms. Campbell's pictures to receive and file for The Groves Community Development District.

Mr. Boutin recused himself from the voting on the above motion. A discussion ensued regarding the issue of plants on District property.

On a Motion by Mr. Loar, seconded by Mr. Cooley, followed by a vote of all in favor, the Board of Supervisors authorized Mr. Simon to confirm whether the property in question is District or HOA property for The Groves Community Development District.

Ms. Webson spoke regarding dead Viburnum on her property.

Ms. Merryman stated that Vesh employees parking in all of the close spots near the clubhouse. Mr. Fowler will follow up with Mr. Vesh. Ms. Merryman also commented regarding the use of the craft room in the clubhouse.

Ms. Norman spoke about a ceramic class. Mr. Fowler will follow up.

Ms. Andrews spoke regarding the use of the ballroom.

### THIRD ORDER OF BUSINESS

### Consideration of Minutes of the Board of Supervisors' Meeting held on March 5, 2019

Mr. Simon presented the minutes of the Board of Supervisors' meeting held on March 5, 2019. There was a change made to line 63. It was asked that David Bell be changed to Katie Vander Meade.

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 March 5, 2019 as amended for The Groves Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for February 2019**

Mr. Simon presented the Operation and Maintenance Expenditures for February 2019 to the Board. Ms. Montagna read the O&M amount to be \$81,232.23.

On a Motion by Mr. Coe, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors received and filed the Operation and Maintenance Expenditures for February 2019 (\$81,232.23) for The Groves Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Aquatics Report**

Ms. Montagna presented the Aquatics Report dated March 12, 2019. Ms. Vander Meade will look at the drainage for sump 14. The Board requested costs to remove Lily Pads. The Board requested that a representative from Aquatic Systems attend the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Vertex's Aeration Proposal**

Ms. Montagna presented Vertex's proposal for aeration. The Board requested that a representative from Vertex attend their next meeting.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding ADA Website Proposal and Statutory Requirements**

Ms. Montagna stated that she had no update for the Board at this time.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding S&W Refrigeration**

Mr. Boutin gave the Board an update regarding the lease agreement with S&W Refrigeration. A discussion ensued.

On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors authorized the purchase of a Manitowoc ice machine (\$3,800.00) for The Groves Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Alternatives to Mulch**

The Board tabled this discussion item.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Front Entrance Lighting**

Mr. Coe reviewed costs with the Board. This item was tabled for a revised proposal.



**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

No report.

B. District Engineer

Not present. Ms. Montagna reviewed District Engineer's report for the Board.

C. Clubhouse Manager

Mr. Fowler presented the Clubhouse Manager report for March 2019.

He thanked Mr. Buzzed and Mr. Rhodes.

D. District Manager

Ms. Montagna noted the next scheduled meeting is scheduled for May 7, 2019 at 10:00 a.m. at The Groves Civic Center, located at 7924 Melogold Circle, Land O'Lakes, FL 34637.

A discussion ensued regarding the front gate. Ms. Montagna will follow up on the issue with the gates being open at random times.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. Mr. Boutin introduced a letter he had received regarding the cable boxes in the community. Attached as (Exhibit "C"). He also spoke regarding curtains in the rest rooms. Mr. Fowler will obtain proposals. Mr. Boutin gave the Board an update on the illuminated signage. He stated that he hopes that the signage will be installed before the next Board meeting. Mr. Boutin also spoke about the lights in the pool still not being done. He also thanked the volunteers for their help with the bridges on March 28<sup>th</sup>,

Mr. Loar presented a letter from the Florida House of Representatives regarding US Highway 41. Attached as (Exhibit "D"). He stated the letter that was to be sent to the FDOT was no longer needed.

Mr. Coe requested a proposal to remove the Cattails in the ponds. Mr. Fowler will follow-up with Aquatic Systems. He also spoke about Mr. Vesh being behind in his bills.

Mr. Cooley spoke about beer choices at Vesh's. It was stated that this is not a District issue. Mr. Cooley also spoke regarding scooters and bikes on the tennis courts, volunteers to trim along fence at holes #2 – 4, a street light needed on Trovita, Oak trees tearing up the sidewalks, and road repairs.

Mr. Simon spoke about the depression on Diamonte, broken sidewalks, and traffic flow.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

**THE GROVES COMMUNITY DEVELOPMENT DISTRICT**

**April 2, 2019 Minutes of Meeting**

**Page 5**

On a Motion by Mr. Boutin, seconded by Mr. Cooley, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 12:04 p.m. for The Groves Community Development District.

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

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

DRAFT

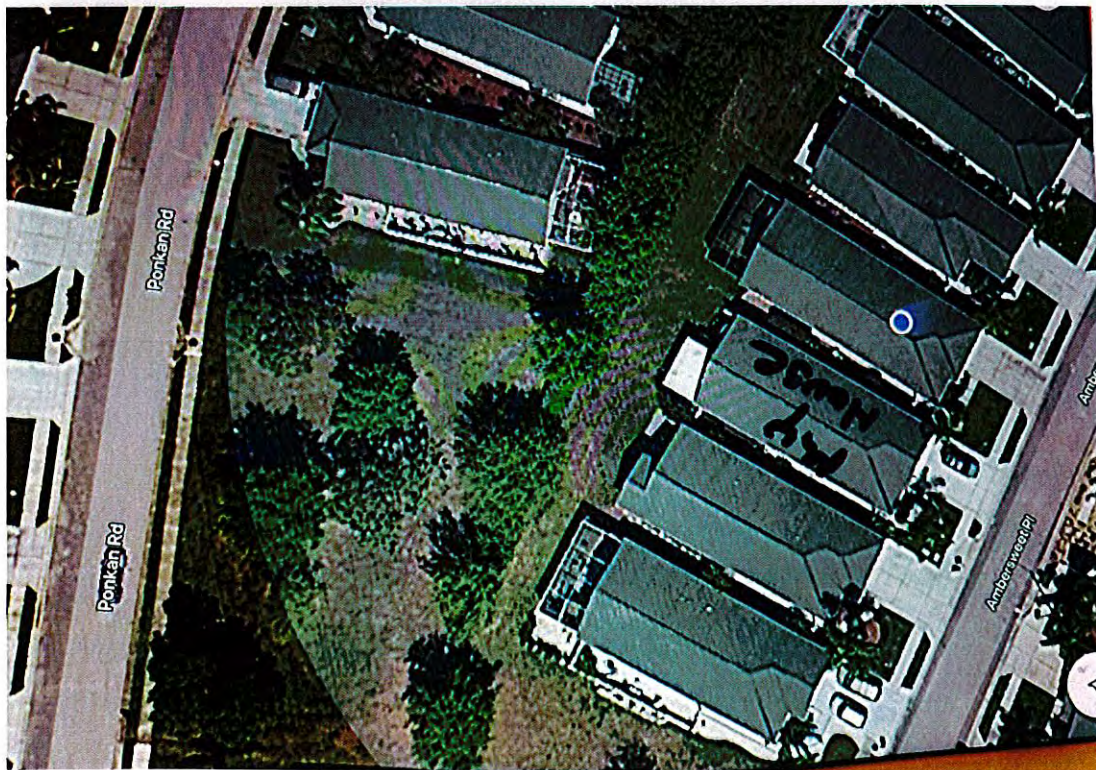
# Exhibit A

- Exhibit -

I move that as of today, April 2, 2019, it shall be the policy of the Board of Supervisors of The Groves Community Development District that all communication from homeowners at the Groves to the CDD shall be acknowledged by the CDD.

## **Exhibit B**





Pictures 1 – 3 show my backyard when I purchased my home in March of 2014.





Picture 4 shows my backyard after my neighbor killed the bushes in my section of the buffer.





Pictures 5 – 6 show the plants that I purchased on November 13, with my neighbor. Hers have been planted since then.





Pictures 7 -8 show A ( where I wish to replant my buffer) and B (where my neighbor replanted hers in November.)





Picture 9 shows where my neighbor continues to destroy CDD property.



Picture 10 Shows the CDD boundaries as shown on the Property Appraisers web site.



The Groves Golf & Country Club Master  
Association, Inc.  
7924 Melogold Circle  
Land O' Lakes, FL 34637

1st NOTICE  
RE: 8113 Ambersweet Pl



Bonnie C Campbell Trustee  
8113 Ambersweet Pl  
Land O'Lakes, FL 34637

**Deed Restriction/Out-of-Compliance Notification**

11/13/2018

Dear Bonnie C Campbell Trustee:

Living in a deed restricted community brings with it special responsibilities. As a community, we must maintain high standards in order to preserve the investments in our homes. In an effort to improve the overall appearance of The Groves Golf & Country Club Master Association, Inc. and to enhance property values, the Association conducts regular inspections for compliance with existing deed restrictions, architectural guidelines and community-wide standards. The deed restriction violation issues include, but are not limited to those addressed herein.

During our recent inspection, the Association noted that you need to please correct the following:

**C.S. 2.01 - No prior ARC/ACC Approval - Submit appropriate Architectural request form. Required for adding hedges on CDD and neighboring properties.**

Therefore it is requested that you remedy this situation **within 1 day(s)** from the date of this letter. If the correction requires or includes an exterior change, Homeowners are responsible for compliance with Association Documents and Architectural Guidelines. Failure to obtain ACC approval may result in \$100 fine.

**It is the responsibility of the Homeowner to advise the Association in writing, a telephone call will not be sufficient.** Please use the form below to respond when the violation has been corrected or to request an extension. If you have questions regarding this violation notice or need additional clarification, please email your Community Association Manager, Tom Dee at [tdee@greenacre.com](mailto:tdee@greenacre.com).

We are sure you can appreciate the purpose of the Restrictions and the Association requests your cooperation in making the corrective change(s).

Sincerely,  
The Groves Golf & Country Club Master Association, Inc.  
(813) 995-2832

I have complied with this matter as of 11/15/2018 (date). I have remedied the violation  
by (action taken): Submitted form

(Signature) Bonnie C Campbell (Date) 11/15/2018  
I request an extension of the time allotted for compliance until notified by (date).

11/13/2018 - 8113 Ambersweet Pl

Groves Acc & can get someone  
to plant the bushes for me





7924 Melogold Circle  
Land O Lakes, FL 34637  
813-995-2832 Fax: 813-929-8592

## ARCHITECTURAL APPLICATION

An application must be submitted to the Architectural Control Committee (ACC) by a Homeowner with respect to any proposed improvement or material change in an existing improvement owned by the Homeowner. An ACC Application Fine of \$100 is now in effect for those homeowners who do not receive written approval from the ACC prior to making any changes, improvements, alterations, additions, modifications, etc., to their house or lot that requires a permit.

PRINT NAME Bonnie C Campbell BLOCK D LOT 32  
ADDRESS: 803 Amber Sweet Pl PHONE: 813-361-7010  
SIGNATURE OF OWNER Bonnie C Campbell

**Power & Duties of the ACC** - No improvements shall be constructed on any portion of The Groves Golf & Country Club, no exterior of a home shall be repainted, no landscaping, sign, or improvement erected, removed, planted, or maintained on any portion of The Groves Golf & Country Club, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed (visible from the exterior of the home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ACC. The ACC shall have the right to refuse to approve any plans and specifications, which are not suitable or desirable in the ACC's sole discretion for aesthetic or any other reasons. Permits: The Homeowner is solely responsible to obtain all required building and other permits from all governmental authorities. For Florida Friendly landscaping please submit ACC application to the ACC for their review.

### DESCRIPTION OF PROPOSED IMPROVEMENTS/ALTERATIONS:

1. I would like to replace 2 bushes that were killed in the buffer between my house & Parker Ave.
2. They will match those already there. At the present I have no buffer. (Lingustrum)

**APPROPRIATE PLANS/SKETCH, MUST BE TO SCALE WITH MEASUREMENTS/DIMENSIONS INCLUDED AND A COPY OF YOUR PROPERTY SURVEY MUST BE ATTACHED.**

(On this site plan drawing show dimensions, setbacks, landscaping, etc.)

### FOR ACC USE ONLY (ACTION OF THE COMMITTEE)

The above requested improvements(s) are approved or denied with the following conditions:

1. APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ COMMENTS: \_\_\_\_\_
2. APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ COMMENTS: \_\_\_\_\_

SIGNATURE OF ACC MEMBER: \_\_\_\_\_

SIGNATURE OF ACC MEMBER: \_\_\_\_\_

ACC MINUTES WILL BE POSTED ON THE CLUBHOUSE BULLETIN BOARD THE MONDAY FOLLOWING THE MEETING. PLEASE CHECK THE BOARD FOR YOUR APPLICATION STATUS. PHONE NOTIFICATION WILL BE MADE. IF YOU WOULD LIKE A COPY OF YOUR COMPLETED APPLICATION, YOU CAN REQUEST IT AT THE FRONT DESK. THIS APPROVAL IS GOOD FOR ONLY 6 MONTHS FROM DATE OF MEETING. YOU WILL NEED TO RESUBMIT FOR APPROVAL IF 6 MONTHS HAS LAPSED AND THE ALTERATIONS ARE NOT COMPLETED. ACC APPLICATION DEADLINE IS 5:00 PM MONDAY, THE WEEK OF THE SCHEDULED MEETING. APPLICATIONS SUBMITTED AFTER 5:00 PM WILL BE REVIEWED AT THE NEXT SCHEDULED ACC MEETING.

\* I received a phone call from Andy Deneging  
11/11/2008 at 11:00 AM in the kitchen

095213

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
NAME		727 846 2230		11/13/18	
ADDRESS		8126 Ponkan			
CITY, STATE, ZIP		Land o Lakes			
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.
PAID OUT					

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	4 Viburnum 15 gal	7500	30000
2	Haul & Drop-off.	<del>2500</del>	2500
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14	Paid in full		
15	ch # 5938		
16			
17			
18			

RECEIVED BY

2 x 325 = 162.50

32500

KEEP THIS SLIP FOR REFERENCE + 75. —

# 237.50

A-5805  
T-46320/46350

01-11

8515 Palm River Road  
Tampa, Florida 33619

DECLARATION OF RESTRICTIONS AND COVENANTS  
FOR  
THE GROVES GOLF & COUNTRY CLUB

THIS DECLARATION OF RESTRICTIONS AND COVENANTS FOR THE GROVES GOLF & COUNTRY CLUB (the "Declaration") is made by FLORIDA DREAM COMMUNITIES, INC., a Florida corporation (the "Declarant").

RECITALS

Rcpt: 509040 Rec: 460.50  
DS: 0.00 IT: 0.00  
06/28/01 \_\_\_\_\_ Dpty Clerk

- A. Declarant is the developer of that certain real property located in Pasco County, Florida more particularly described in Exhibit 1 attached hereto and made a part hereof ("The Groves Golf & Country Club").
- B. Declarant, together with those parties which have executed the Joinder and Consent attached hereto are the owners and mortgagees of the real property described in Exhibit 1 and desire that The Groves Golf & Country Club be subject to the covenants, conditions and restrictions contained in this Declaration.
- C. This Declaration is a covenant running with all of the land comprising The Groves Golf & Country Club, and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Declaration;

NOW THEREFORE, Declarant hereby declares that every portion of The Groves Golf & Country Club is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Declaration.

2. Definitions. In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"ACC" shall mean the Architectural Control Committee.

"Age Qualification" shall have the meaning set forth in Section 11.

"Articles" shall mean the Articles of Incorporation of the Association filed with the Florida Secretary of State in the form attached hereto as Exhibit 2 and made a part hereof, as amended from time to time.

"Assessments" shall mean any assessments made in accordance with this Declaration.

JED PITMAN, PASCO COUNTY CLERK  
06/28/01 02:06pm  
OR BK 4652 Pg 1 of 102  
1333



and the Association. In the event the CDD or the Association delegates some or all of the responsibility for the handling of the funds to a professional management company or licensed manager, such bonds shall be required for its officers, employees and agents, handling of the funds to a professional management responsible for funds of, or administered on behalf of the CDD or the Association. The amount of the fidelity bond shall be based upon reasonable business judgment. The fidelity bonds required herein must meet the following requirements (to the extent available at a reasonable premium):

- 13.2.1. The bonds shall name the CDD and the Association, as appropriate, as an obligee.
- 13.2.2. The bonds shall contain waivers, by the issuers of the bonds, of all defenses based upon the exclusion of persons serving without compensation from the definition of "employee" or similar terms or expressions.
- 13.2.3. The premiums on the bonds (except for premiums on fidelity bonds maintained by a professional management company, or its officers, employees and agents), shall be paid by the CDD or the Association, as appropriate.
- 13.2.4. The bonds shall provide that they may not be canceled or substantially modified ( including cancellation for non-payment of premium) without at least thirty (30) days prior written notice to Declarant (until the Community Completion Date), the CDD and the Association.
- 13.3. CDD as Agent. The CDD is irrevocably appointed agent for each Owner of any interest relating to the Common Areas to adjust all claims arising under insurance policies purchased by the CDD and to execute and deliver releases upon the payment of claims.
- 13.4. Casualty to Common Areas. In the event of damage to the Common Areas, or any portion thereof, the CDD shall be responsible for reconstruction after casualty.
- 13.5. Nature of Reconstruction. Any reconstruction of improvements hereunder shall be substantially in accordance with the plans and specifications of the original improvement, or as the improvement was last constructed, subject to modification to conform with the then current governmental regulation(s).
- 13.6. Additional Insured. Declarant and its Lender(s) shall be named as additional insured on all policies obtained by the CDD or the Association, as their interests may appear.

FAX AUDIT NO.: H00000014455 0

ARTICLES OF INCORPORATION  
OF  
THE GROVES GOLF & COUNTRY CLUB MASTER ASSOCIATION, INC.

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and do hereby certify:

ARTICLE I.  
NAME AND PRINCIPAL ADDRESS

The name of this corporation shall be THE GROVES GOLF & COUNTRY CLUB MASTER ASSOCIATION, INC. (hereinafter called the "Association"), and its principal place of business shall be 5430 Bayshore Road, North Fort Myers, Florida 33917.

ARTICLE II.  
PURPOSE AND POWERS

Purpose. This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for operation, maintenance and preservation of the Common Area and improvements thereon, within that certain real property (and any additions thereto) described in the Declaration of Covenants, Restrictions, Easements, Charges and Liens for a residential subdivision to be known as The Groves pursuant to a plat or plats to be recorded in the Public Records of Pasco County, Florida (the "Declaration"), and to promote the health, safety, welfare and mutual enjoyment of the members of the Association.

Powers. The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration and as the same may be amended from time to time as therein provided;

B. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration or Bylaws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

FAX AUDIT NO.: H00000014455 0



AX AUDIT NO.: H00000014455 0

C. Acquire (by gift, purchase or otherwise), own, hold improve, build upon, operate, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property in connection with the affairs of the Association including, without limitation, the Common Area;

D. To operate and maintain the surface water management system in accordance with the requirement of the Southwest Florida Water Management District, and to contract for services to provide for the operation and maintenance of the surface water management system;

E. With the assent of two-thirds (2/3) of the Membership Interest at a duly called meeting of the Association, borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and only if the prior written consent of Declarant is obtained for so long as Declarant holds any Membership Interest in the Association;

F. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective without obtaining consent of two-thirds (2/3) of the Membership Interests; and only if the prior written consent of Declarant is obtained for so long as Declarant holds any Membership Interest in the Association;

G. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the Membership Interests of the Association; and only if the prior written consent of Declarant is obtained for so long as Declarant holds any Membership Interest in the Association;

H. To promulgate or enforce rules, regulations, bylaws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized;

I. To have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise;

J. To contract for management of the Association and to delegate in such contract all or any part of the delegable powers and duties of the Association, and to contract for services to be provided to the Owners, including cable television service. All Members of the Association shall be bound by such contracts regardless of whether they desire or use the services rendered thereunder.

FAX AUDIT NO.: H00000014455 0

## Exhibit C



epm

# RE: Maintenance of Community Cable Boxes by Frontier and Charter (Spectrum)

ZB Zizzo, Becky <Becky.Zizzo@myfloridahouse.gov> Yesterday, 1:08 PM  
Bill Boutin

Dear Mr. Boutin,

Thank you for your follow-up email. I have confirmed that the PSC does not have jurisdiction over your cable equipment concern. You may want to file a complaint with the Department of Agriculture and Consumer Services. I believe their authority ends with "service" but it's worth a try. They may even mediate between you and your provider. Once you have completed your complaint form, we are happy to follow up to inquire about your complaint.

<http://www.psc.state.fl.us/Files/PDF/Publications/Consumer/Brochure/When to Call the PSC.pdf>

<a href="#">Florida Department of Agriculture and Consumer Services</a> 800-435-7352 850-410-3800	Florida Department of Agriculture and Consumer Services (FDACS) has the sole authority to respond to all cable or video service customer complaints. Consumers may file a complaint with the Florida Department of Agriculture and Consumer Services for informal mediation.
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I hope this helps!

Becky Zizzo  
Senior Executive District Secretary  
For State Representative Ardian Zika HD37  
20430 Gator Lane, Building #4  
Land O' Lakes, FL 34638  
(813) 929-1001  
(813) 929-1006 FAX



## **Exhibit D**



# Florida House of Representatives

## *Representative Ardian Zika*

### District 37

District Office:  
20430 Gator Lane  
Building 4  
Land O' Lakes, FL 34638  
(813) 929-1001  
(813) 929-1006 fax

Tallahassee Office:  
1401 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 717-5037

[ardian.zika@myfloridahouse.gov](mailto:ardian.zika@myfloridahouse.gov)

March 8, 2019

Mr. Mike Cunningham  
21202 Diamonde Drive  
Land O' Lakes, FL 34637

Dear Mr. Cunningham,

Thank you for contacting my office regarding the road condition on U.S. Highway 41 between Ehren Cutoff and Caliente Boulevard. On your behalf, my staff contacted the Florida Department of Transportation (FDOT) to inquire about your concern. According to FDOT, they will begin accepting bids from contractors later in the spring. Construction is anticipated to begin this summer and they estimate the project will take approximately nine months to complete. They will be sweeping U.S. Highway 41 weekly until the construction project begins.

I hope this information is helpful. Should you need any further assistance, please do not hesitate to contact us again.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ardian Zika", is written over the word "Sincerely,".

Ardian Zika  
State Representative  
House District 37

AZ/bz

*Proudly Serving Pasco County*

Committees: PreK-12 Innovation Subcommittee; Insurance & Banking Subcommittee; PreK-12 Appropriations Subcommittee; State Affairs Committee; Joint Select Committee on Collective Bargaining; Local, Federal & Veterans Affairs Subcommittee