



Rizzetta & Company

The Groves Community Development District

Board of Supervisors' Special Meeting September 7, 2021

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

www.thegrovescdd.org

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Bill Boutin	Chairman
	Richard Loar	Vice Chairman
	Jimmy Allison	Assistant Secretary
	James Nearey	Assistant Secretary
	Christina Cunningham	Assistant Secretary
District Manager	Gregory Cox	Rizzetta & Company, Inc.
District Counsel	Dana Collier	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

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

August 31, 2021

Board of Supervisors
The Groves Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of The Groves Community Development District will be held on **Tuesday, September 7, 2021 at 10:00 a.m.** to be held at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 34637. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A.** Consideration of Restaurant Operation Proposal and Agreement with Back 9 Bistro (**under separate cover**)
 - B.** Consideration of Pool Resurfacing Proposals.....Tab 1
 - C.** Consideration of Sidewalk Repair Proposal.....Tab 2
 - D.** Consideration of Shuffle Board Proposal.....Tab 3
 - E.** Consideration of Lanai Proposal.....Tab 4
 - F.** Consideration of Copier Proposals.....Tab 5
 - G.** Discussion of CDD funding of Tree Trimming behind Resident's Homes
 - H.** Discussion of Wildlife Signs at Community Entrances
- 5. STAFF REPORTS**
 - A.** District Counsel
 1. Update on Proposed Agreement for HOA to Maintain the Groves Sign on CDD Property.....Tab 6
 - B.** District Engineer
 - C.** Aquatics Report
 1. August Waterway and Canal Reports – Steadfast.....Tab 7
 - D.** Clubhouse Manager
 1. Review of August Report.....Tab 8
 - E.** District Manager
 1. Project Management
 2. 90 Day Improvement Plan

- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on August 3, 2021Tab 9
 - B. Consideration of Minutes of the Board of Supervisors'
Special Meeting held on August 17, 2021Tab 10
 - C. Consideration of Minutes of the Board of Supervisors'
Special Meeting held on August 25, 2021Tab 11
 - D. Consideration of Operation & Maintenance
Expenditures for July 2021Tab 12
- 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,
Gregory Cox
District Manager

Tab 1

POOL

1. Phoenix Pools: No changes to prior estimate
2. GPS Pools: They came out to the community last Friday, I asked them to expedite an estimate. They sent me what they know for sure, but need a few more days to price stuff out. The estimates that are included are for the "cosmetics" of the pool, and not the "guts" of the pool (pump, heaters, piping etc...)

*** I sent out approx. 8 requests in first week of July and this is all I have at this time.

Phoenix Pools, Inc.
8101 North Fremont Avenue
813-774-2304
CPC1458071

This agreement is made between The Groves Golf & Country Club, (Owner) for work to be conducted to the premises located at 7924 Melogold Circle, Land O' Lakes, Florida, 34637 and Phoenix Pools Inc. CPC1458071 (Contractor) 8101 Fremont Avenue, Tampa FL, 33604.

- File NOC. Mount Doc Box.
- Provide All Engineered Drawings.
- Provide safety barriers for term of construction.
- Drain each Facility as needed.
- Remove any designated existing equipment and replace with the following:
- 1) Install (1) 65 gallon Collector Tank with (1) "Waterway" 300 Sq. Ft. Cartridge Filter for the Spa. With fiberglass enclosure and locking lid. Install (1) IPS M790 Automated ORP & pH Controller and (1) NSF Rated Saline System.....\$18,500.00
- 2) Install (1) 1000 gallon DE Filter Grid Collector Tank with (80) DE Filter Grids @ 4.5 Sq. Ft. ea. per Unit. (1) 10 HP Pentair circulation pump @ 500 GPM. (1) 1.5 HP Pentair vacuum pump. with Auto fill, Valves, Flow meters, pressure and vacuum gauges. (1) 45M5 and (1) 45M2 Stenner pumps. (2) 30 gallon Chem Crocks. Install (4) "Pentair" DE Separation Tanks. To include (1) Single Phase 125 AMP sub panel, GFCI, Interior Light in a 5' x 11' reinforced Fiberglass cabinet with a locking lid. Install (1) IPS M790 Automated ORP & pH Controller.....\$58,785.00
- "Aquaworx" Collector Tanks contain all slide Valves, Autofill, New Chemical Crocks and meet current FBC and FDOH code requirements and can be ordered in "Green or White" Tank color
- 3) Remove existing gas heaters from pool heating system.....incl.
- 4) Install (4) "Rheem" NSF Rated Heat Pumps to the pool heating system.....\$24,750.00
- 5) Install (2) "RayPak" #009271 ASME Rated Natural Gas Heaters.....\$12,480.00
- 6) Remove existing Non-Compliant "Hayward" Salt System.....incl.
- Install (1) "Hayward C 6.0" Saline System.....\$14,230.00
- 7) Install approximately 290 linear feet of Pool tile and all depth marker tiles.....incl.
- Install approximately 290 linear feet of "Skid-Resistant" pool tile to the skim gutter face.....incl.
- Install Approximately 220 linear feet of "Skid-Resistant" pool tile to the step faces.....incl.
- 8) Acid wash the Spa and Pool. Apply "Bondcote" to the existing finish.incl.
- Plaster the Pool and Spa with "Owner approved Color and Finish".....\$47,980.00
- 9) Make "Owner approved" Paver repairs as seen so far.....incl.
- Install New Fence as described.....\$4,700.00
- Total Cost of contract.....\$_____

Payment Terms: 20% upon initiation of the project. 20% due upon the issuance of the FDOH resurfacing and modification survey/permit. 20% Due upon completion of the tile installation. 20% Due upon delivery of all "Aquaworx" equipment to the jobsite. 20% Due upon completion of the project.

Owner or Agent

Date

Chris Zowarka

Date

- 1) Spa Equipment Module is distressed, dilapidated and needs to be removed and replaced with the referenced "Aquaworx" Cabinet. We will use and install the existing new pumps and electrical panel to be fitted into this Collector Tank Module.
- 2) The existing Pool Equipment module is in worse shape than the Spa unit and after reviewing the report from American Leak, it is my professional opinion that this unit is the source of the main leakages. 4-5 feet underground all of the plumbing to and from the pool are glued to the individual fittings of the Module. These areas are the weak link in the chain.
- 3) The existing heaters are old Residential Rated and Non-Compliant.
- 4) These heaters are ASME / NSF Commercial Rated High Efficient Pool Heaters.
- 5) The existing Saline System is Residential Rated, non-compliant and not working properly and will be removed. The existing plumbing will be re-routed to the new Saline System.
- 6) The Hayward C 6.0 is ASME / NSF Commercial Rated Saline System with the capability to produce all of the required sanitizing Chlorine chemistry parameters. Please note in section (2) the "Stenner 45M5 and 45M2 chemical feeders. The 45M5 is a liquid chlorine injector pump that is required by FDOH as a back up to the Saline System (In case of an "accident"). The 45M2 is a liquid acid injector pump to auto-regulate the pH of the pool water.
- 7) All existing pool, spa and marker tiles will be glazed and de-glazed to accept the installation of the new tiles.
- 8) Acid washing the existing pool and spa surfaces removes all oils, dirt and chemical residues and "etches" the surface. The "Bondcote" is a high solids acrylic bonding agent produced by the Plaster manufacturer to accept the application of the new Pool Plaster.
- 9) Remove certain existing compromised pavers and replace with "Scenic Aged Matching Pavers".

City: Tampa - Tampa International Airport
 Pool Area: 1,800
 Gallons: 118,000
 Solar Exposure: 95% sun / 5% shade
 Wind Speed: 3.5 MPH

Heatpump max runtime: 24 hr/day
 Pool Location: Outdoors
 Solar Blanket: None
 Gas / Therm: 1.038
 Electricity / kWh: 0.132
 Propane / gal.: 1.98

Selected Heat Pump: 1 of 8450 H

	Water Temp.	Air Temp.	Temp. Rise/hr.	Electric	<input checked="" type="radio"/> Nat. Gas Cost	<input type="radio"/> Propane Cost	Savings
<input checked="" type="checkbox"/> January	67°F	60°F	0°	\$656	\$1039	\$2163	\$363
<input checked="" type="checkbox"/> February	69°F	62°F	0°	\$597	\$988	\$2058	\$391
<input checked="" type="checkbox"/> March	73°F	67°F	0°	\$674	\$1022	\$2128	\$348
<input checked="" type="checkbox"/> April	76°F	72°F	0°	\$506	\$830	\$1728	\$324
<input checked="" type="checkbox"/> May	79°F	78°F	0.1°	\$178	\$308	\$642	\$130
<input checked="" type="checkbox"/> June	0°F	81°F	0°F	0	0	0	0
<input checked="" type="checkbox"/> July	0°F	82°F	0°F	0	0	0	0
<input checked="" type="checkbox"/> August	0°F	83°F	0°F	0	0	0	0
<input checked="" type="checkbox"/> September	80°F	81°F	0.1°	\$10	\$13	\$38	\$8
<input checked="" type="checkbox"/> October	76°F	75°F	0.1°	\$423	\$701	\$1459	\$278
<input checked="" type="checkbox"/> November	72°F	68°F	0.1°	\$637	\$1028	\$2141	\$391
<input checked="" type="checkbox"/> December	67°F	62°F	0.1°	\$661	\$1094	\$2278	\$433
				\$4342	\$7028	\$14635	\$2686

Total Gallons: 118,000 / Average Depth: 4.5
 Additional Information: 0

GPS POOLS INC.

23022 State Rd 54

Lutz, FL 33549

813-948-9091

Customer Proposal

Date	Estimate #
8/2/2021	JD Spa

Name / Address
The Groves 7924 Mellow Gold Circle. Land o Lakes fl Security Guard. 352-238-9002

Project	
Description	Total
Resurface Pool: Bluestone Color approx 10x10 spa Premix Marbletite Corporation, Marquis Series. Warranty is provided by Premix Marbletite Corporation for a 10 year period from the install date. see www.premixmarbletite.com for details One year Labor warranty provided by GPS Pools on all workmanship of projects provided all invoices are paid in full once project is completed A. Drain pool B. Pull hydrostatic plug in main drain C. Saw cut line under existing water level tile (only if keeping old tile) D. Chisel around pool returns E. Knock out hollow spots in old marcite (up to 15% of surface area) F. Apply bonding agent to pool area to insure proper adhesion of new finish (some areas by jets or tile line may not get covered all the way around) G. Apply surface material at a 3/8" minimum thickness to entire pool H. Hand trowel to a smooth finish I. Install new VGBA main drain(s) J. Install new remodel fittings for pool jet returns K. Refill from owners water supply Slight brushing after refill of the pool will be needed. Chemical balance is very important to a new finish and should be checked regularly. Keep PH low for the first month and brush pool to remove slight plaster residue/ haze. Clean the filter weekly for the first month. Variation in this finish is normal as it can take up to 9 months for the finish to completely cure. Plaster/cream spots may also be noticeable as it is normal and common. They will hydrate and catch up and are also part of the normal curing process. Brushing will help cure the finish and expose the cream spots if are noticeable as all hand troweled cement finishes are hand troweled/applied. Please look at PremixMarbletite website to understand variations in the finish, dips, ripples, etc.	3,000.00
	Subtotal
	Sales Tax (7.0%)
	Total

23022 State Rd 54
Lutz, FL 33549
813-948-9091

Date	Estimate #
8/2/2021	JD Spa

Name / Address
The Groves 7924 Mellow Gold Circle. Land o Lakes fl Security Guard. 352-238-9002

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23022 State Rd 54
Lutz, FL 33549
813-948-9091

Date	Estimate #
8/2/2021	JD POOL

Name / Address
The Groves 7924 Mellow Gold Circle. Land o Lakes fl Security Guard. 352-238-9002

Page 1

GPS POOLS INC.

23022 State Rd 54
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Customer Proposal

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Subtotal	
Sales Tax (7.0%)	
Total	

23022 State Rd 54
Lutz, FL 33549
813-948-9091

Date	Estimate #
8/2/2021	JD POOL

Name / Address
The Groves 7924 Mellow Gold Circle. Land o Lakes fl Security Guard. 352-238-9002

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Tab 2



SIDEWALK TRIP HAZARD REMOVAL

Price Proposal

THE GROVES COMMUNITY DEVELOPMENT DISTRICT



PRECISION SIDEWALK SAFETY CORP • AUGUST 26, 2021

1202 SW 17th Street, Suite 201-122 • Ocala, FL 34471 • www.precisionsidewalksafety.com
Marny Donnelly • 877-799-6783 x 503

THE INFORMATION IN THIS PROPOSAL IS CONFIDENTIAL

It is to be used only by the Intended recipient and Precision Sidewalk Safety Corp in evaluating the project.
Any copying or unauthorized disclosure of this information is prohibited.



PREPARED FOR:

The Groves Community Development District • Land O'Lakes, FL

- Mr. Moose Mustafa, Clubhouse Manager, Rizzetta & Company
- Residents of The Groves Community Development District

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Site Review Summary

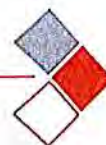
PSSC has previously completed multiple projects for The Groves Community Development District. Trip and fall hazards specified by the CDD were repaired in three phases between April 2016 and April 2017 as directed by the district. Then in October 2018, all changes in level measuring $\frac{1}{4}$ " – 2" in height throughout the district that met the specifications determined for that project were removed.

In August 2021, PSSC once again visited The Groves CDD to review sidewalks and identify trip and fall hazards that PSSC can repair. Prior to the review, PSSC met with Mr. Mustafa to discuss what is important to the district at this time and to understand specifications for this project. PSSC was directed to identify and price all changes in level from $\frac{1}{4}$ " to 2" in height that our company can repair on the sidewalks throughout the district, including hazards on the path behind the Clubhouse from the driving range to Festive Grove Boulevard and outside of the gates on Festive Grove Boulevard up to the first intersection. A review of the sidewalks was subsequently completed to estimate the number of hazards present and their sizes. The Americans with Disabilities Act (ADA) excerpts relevant to changes in level on walkways are included in Exhibit A.

Changes in level measuring $\frac{1}{4}$ " – 2" in height throughout The Groves Community Development District were inventoried and a total of 532 hazards meeting the specifications were observed.

In order to provide an accurate, comprehensive survey of the district, PSSC takes height and width measurements of every hazard. To provide examples for the CDD, hazards in front of the Clubhouse were marked with a blue lumber crayon. A number representing the height of the hazard in eighths of an inch is recorded on the highest portion of the hazard. For example, the number "3" would represent a hazard measuring $\frac{3}{8}$ inches high and the number "12" would represent a hazard measuring $\frac{12}{8}$ inches ($1\frac{1}{2}$ inches) high.

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The surveyed hazards include some locations previously repaired by PSSC which must be repaired once again since the panels have been affected by aggressive tree root activity or ground settlement (see Figure 5 in Photo Examples below). To meet slope requirements for each repair, PSSC must take into account both the past measurements of the concrete that has been removed and the new amount that must be removed in order to completely eliminate the hazard (see Figure 1 below). For example, if the original hazard was 1/2" high (4/8") and is now raised another 3/8", the new hazard would have to be repaired as a 7/8" high hazard, going further back on the panel.

Figure 1: Repair Area for Initial Repair and Re-repair



As previously determined by the CDD and directed once again by Mr. Mustafa, the survey includes hazards created by the concrete surrounding storm drains intruding into the sidewalk right-of-way (see Figure 6).

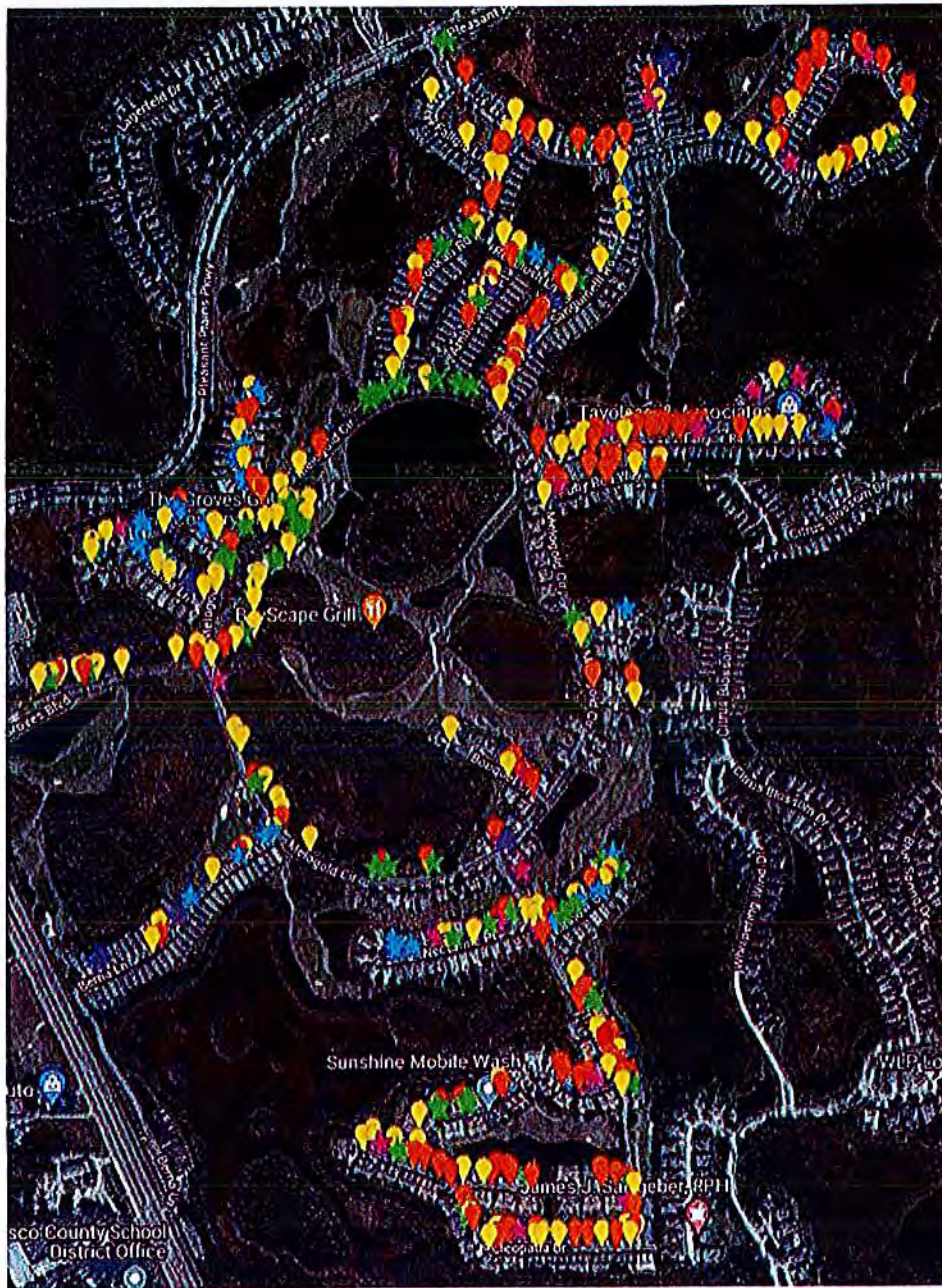
At The Groves, there are two different scenarios where sidewalks meet the resident driveways. In some cases, there are regular sidewalk panels running through the driveways. In others, the sidewalks adjacent to each home meet up with an oversized driveway apron (see Figure 7). For the project completed in 2018, PSSC was instructed to include hazards on panels running through the driveways and exclude hazards on over-sized driveway aprons where they met the sidewalk panels. However, as directed by Mr. Mustafa, this year's project **includes** changes in level for both of these scenarios, **including** panels that are painted (see Figure 8). The Groves CDD or the homeowners will need to make arrangements for the panels to be repainted after repairs are completed since this is not a service provided by PSSC. As discussed, hazards on driveway panels that have been altered by a special decorative finish (see Figure 9) are **excluded** from this proposal.

This location is an ideal application for our precision concrete cutting repair method. The service will allow The Groves CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or "credits" for communities with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will precisely identify and record the exact quantity, measurements, and location of each hazard PSSC can repair. This more precise evaluation may result in quantities and measurements that vary from this estimate, however the high end of the price range provided is a "not to exceed" estimate.

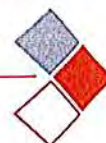


Site Review Area – Hazards Identified at The Groves Community Development District



The map in this proposal shows the approximate locations of trip hazards included in the scope of this proposal. The accuracy of this map is dependent on the technology available on smart phones and should be relied upon as approximations only. The green star represents hazards previously repaired by PSSC which must be repaired once again due to aggressive tree root activity or ground settlement. The blue star designates hazards on over-sized driveway aprons, and the purple star denotes hazards on painted driveways. The pink star represents hazards on the concrete surrounding storm drains intruding into the sidewalk right-of-way.

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Methodology – Preparing This Estimate

1. PSSC conducts a census of hazards that we can repair on the specified sidewalks throughout the community; the hazards are then grouped into 3 categories:

<u>CATEGORY</u>	<u>SPECIFICATION</u>
Least Severe	¼ inch
Severe	¾ inch to 1 inch
Most Severe	1 inch to 2 inches

2. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.
3. A "not to exceed" bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **No panels with these issues were observed in The Groves at the time of our review.**

Before work commences, our on-site trip hazard removal specialists will assess all panels identified in this proposal to ensure changes in level can be repaired using our technique. If it is determined that any additional locations should be remedied in an alternative way instead of repaired using our horizontal saw cut method, PSSC will also exclude those repairs from our service.

Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate. In some cases where a crack exists on a stable panel, the concrete on one side will be raised higher, creating a trip hazard. PSSC will always repair this type of trip hazard unless directed otherwise, but the original crack in the panel will remain.

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Photo Examples

Figure 2



Example of a ¼" "Least Severe" hazard on Melogold Circle. These are often the hazards that people catch their toe on, as they do not notice them.

Figure 3



Example of a ¾" "Severe" hazard on Trovita Road.

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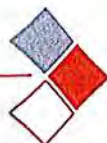
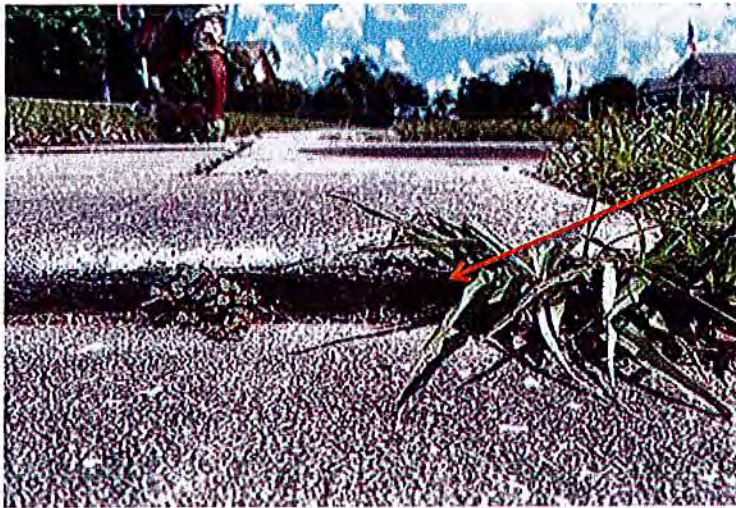


Figure 4



Example of a 1 3/4" "Most Severe" hazard on Ruby Red Way.

Figure 5

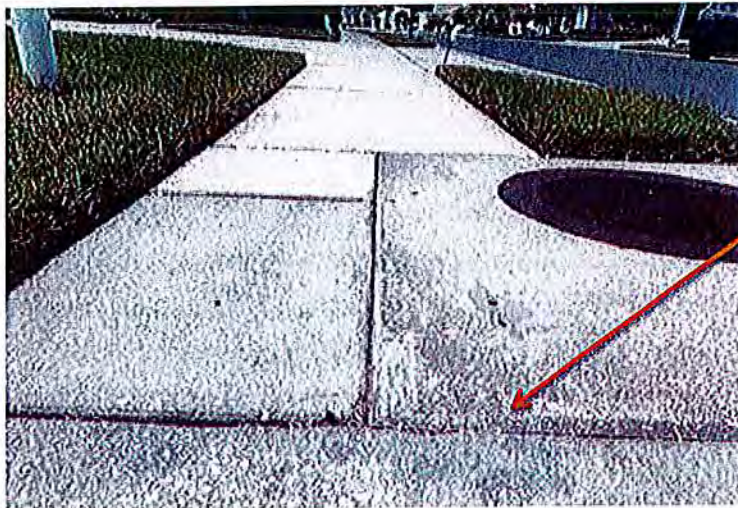
Example of a panel on Festive Grove Boulevard previously repaired by PSSC. Hazard must be repaired once again due to aggressive tree root activity or ground settlement.



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Figure 6



Example of a ½" "Severe" hazard on the concrete surrounding a storm drain intruding into the sidewalk right-of-way. As directed by the district, hazards such as this are included in this proposal.

Figure 7



Example of a ¾" "Severe" hazard on an over-sized driveway apron where it meets the adjacent sidewalk panel. As directed by the district, hazards such as this are included in this proposal.

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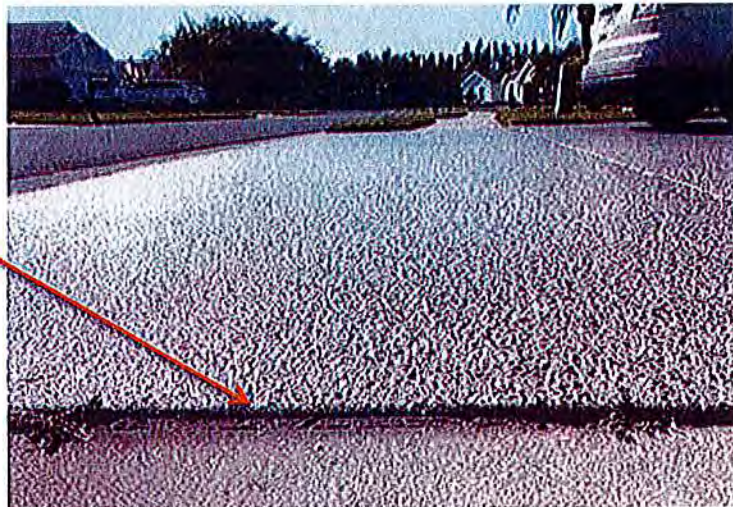


Figure 8



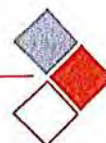
Example of a 1/2" "Severe" hazard on a painted over-sized driveway apron where it meets the adjacent sidewalk. As directed by the district, hazards on painted driveway panels are included in this proposal.

Figure 9



Example of a hazard on an over-sized driveway apron which has been altered with a special decorative finish. As directed by the district, hazards on driveways such as this are excluded from this proposal.

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Pricing Summary

Table 2 below provides an estimated price range to repair the 532 hazards measuring $\frac{1}{4}$ " – 2" throughout The Groves that can be repaired by PSSC as identified in Table 1. Repairs will be made at the ADA-compliant, 1:12 slope. Our technicians take exact measurements of every hazard when we perform our work, so the final price will be determined by the actual volume of concrete removed to achieve the 1:12 slope, however the high end of the range estimated is a "not to exceed" price.

The Groves CDD can select from the following two pricing options, depending upon when the signed authorization is returned to PSSC. **PSSC proposals are valid for 90 days**, but if the signed authorization to repair all 532 hazards meeting the specification is returned to PSSC within 45 days of the proposal date, PSSC will extend a discounted rate. If the community chooses to do only a portion of the work, this discount will not be applied. If the signed authorization is received after the 45 days but before the 90-day expiration, the standard price range will apply.

TABLE 2: PRICING FOR 532 HAZARDS $\frac{1}{4}$ " - 2" HIGH AT THE GROVES CDD

	PRICE RANGE
Price if signed authorization is returned to PSSC by October 10, 2021	\$42,373 - \$45,339
Price if signed authorization is returned to PSSC by November 24, 2021	\$44,492 - \$47,606

Precision Sidewalk Safety estimates that the work to repair all PSSC-repairable hazards measuring $\frac{1}{4}$ " – 2" on the sidewalks throughout the district can be completed in 5 - 6 days with the note that wet weather will delay our operations. We will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. No assistance will be required from the district however, we do require that a representative of the CDD review and accept the work (or request adjustments) prior to the crew's estimated departure. While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

Figure 10: Precision Sidewalk Safety Work Example



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Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities and private communities throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 3 shows the differences between available methods for sidewalk trip hazard repair.

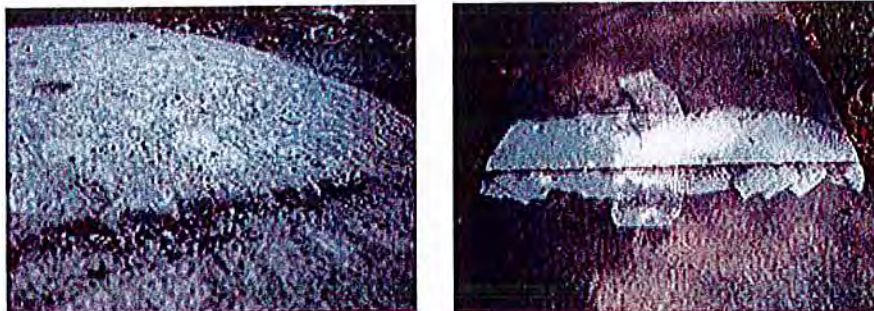
TABLE 3: REPAIR METHOD COMPARISON FOR THE GROVES CDD			
	ADA COMPLIANT	TIME REQUIREMENT	POSSIBLE INCIDENTAL DAMAGES
Precision	Yes	5 - 6 Days	None
Grinding	No	26 - 28 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	89 - 94 Days	Broken sidewalk panels from weight of trucks and damage to landscaping

Grinding

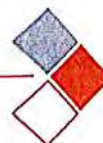
Although grinding is sometimes used for the removal of trip hazards in communities, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 11 shows results from a typical grind.

Figure 11: Typical Results from a Grinder



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Demolition and Replacement

The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications, and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days, and cars sometimes need to be moved. Incidental damages to landscaping can occur.

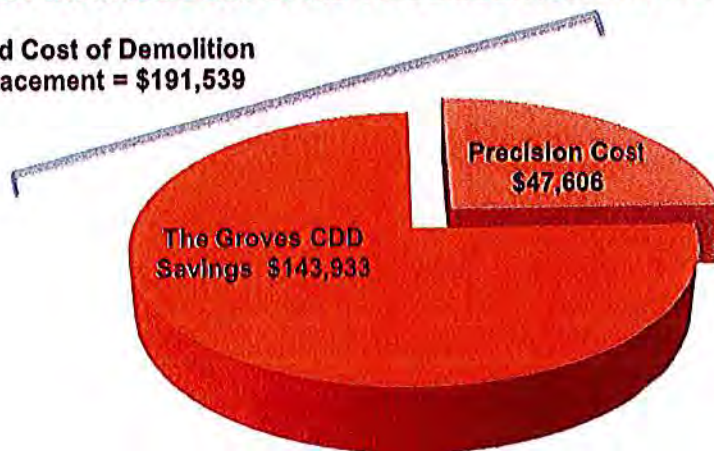
Based upon various panel sizes totaling approximately 19,645 square feet and an estimated replacement cost of roughly \$9.75 per square foot, we estimate the cost to demolish and replace panels is \$191,539. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the "not to exceed" price to repair all PSSC-repairable hazards measuring 1/4" – 2" in height throughout the district, the maximum cost for PSSC repairs is \$47,606, which is an **estimated savings of \$143,933 or 75%**. This comparison assumes that only one panel would be demolished and replaced which is usually not the case, since replacing slabs often requires a "run" of two to five slabs. **The actual cost for demolition and replacement would likely be three times this amount.**

COST SAVINGS COMPARED TO DEMOLITION AND REPLACEMENT

Estimated Cost of Demolition
and Replacement = \$191,539





Environment Savings:

As a member of several "green" building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, The Groves CDD would achieve the following environmental savings:

Natural Resources Saved:

- Approximately **445 tons** of waste concrete from removal and placement in landfills (est. **6,537 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately the same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated **689 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated **445 tons** of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **6.1 Metric Tons**

Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This report will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The square footage of repaired panel

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be flat and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This proposal is based upon removing all hazards measuring $\frac{1}{4}$ " – 2" in height throughout the district that PSSC can repair using a 1:12 repair slope.

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The following special conditions are included in this proposal for the hazards identified in Table 1:

- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise "stable" and "intact"
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Hazards on sidewalks outside of the entrance gates on Festive Grove Boulevard to the first intersection
- Access ramps that transition sidewalk to crosswalk
- Secondary walkways e.g., connecting primary walkway to building front, side, or rear entry at the Clubhouse and Recreation Areas
- Hazards on panels that run through the driveway having the same width as the sidewalk
- Hazards on over-sized driveway aprons which connect normal sidewalk(s) on one/both sides
- Hazards on painted panels in driveways. The Groves CDD or the homeowners will need to make arrangements to have the panels repainted since this is not a service provided by PSSC.
- Hazards on storm drain or similar sidewalk incursions when directly in sidewalk right-of-way
- Panels having utility boxes wholly, or partially intruding in sidewalk right-of-way

The following special conditions are not currently included in or relevant to this proposal:

- Repair to building foundation slab
- Hazards on entry panels
- Hazards on staircase slab or under building roofline
- Panels with "fill" material such as asphalt or Quikrete; fill must be removed prior to PSSC repair completion. If the community chooses to have PSSC remove this fill, PSSC is not responsible for any imperfections already in the underlying concrete or any impact the fill material may have had on the underlying concrete sidewalk.
- Hazards on concrete and on asphalt where the two surfaces meet
- Hazards on panels adjacent to brick pavers which are not grouted into place
- Hazards on curbing perpendicular to the flow of foot traffic. Repairs on curbs will be made to the best slope that the width of the curb surface allows.
- Hazards caused by parallel "side by side" panels poured to increase sidewalk width
- Hazards over 2" in height, on panels that are hollow underneath, or on panels too broken for repair

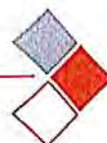
Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

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Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604

U.S. Pat. No. 6,827,074

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,402,095

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 50 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 500,000 repairs on sidewalks in the two states, saving communities an estimated \$92 million on sidewalk repairs.

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EXHIBIT A: Excerpts from ADA Guidelines

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36
Nondiscrimination on the Basis of
Disability Public Accommodations and in
Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces

Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

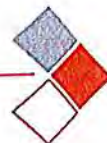
4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 - a - 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 - a - 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

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AUTHORIZATION TO PROCEED • FAX TO 866-669-1175

>>ESTIMATE IS VALID FOR 90 DAYS FROM DATE OF ISSUE<<

SCOPE OF PROJECT	Repair of trip hazards ¼" – 2" that PSSC can repair at 1:12 slope in areas identified in Proposal FLP1383. Please circle the authorization date and corresponding price range in the cost box below.		
COMMUNITY	The Groves Community Development District		
COST	PRICE IF AUTHORIZATION IS RECEIVED BY OCTOBER 10, 2021 \$42,373 - \$45,339	PRICE IF AUTHORIZATION IS RECEIVED BY NOVEMBER 24, 2021 \$44,492 - \$47,606	DATE

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of hazards we anticipate our technician(s) can repair and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards or other trip hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur or reoccur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or other defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

Initial below in the space provided if you authorize PSSC to INCLUDE the following repair types:

- ☐ Repair of hazards created by the concrete surrounding storm drains intruding into the sidewalk right-of-way.
- ☐ Repair of hazards on over-sized driveway aprons where they meet the adjacent sidewalk panels.
- ☐ Repair of hazards on painted driveway panels. The Groves CDD or the homeowners will need to make arrangements to repaint the panels since this is not a service provided by PSSC.

APPROVED BY	NAME	
	SIGNATURE	
	TITLE	
	PHONE	ALT. PHONE
	EMAIL	
BILLING INFO	INVOICE TO NAME	
	ADDRESS	

Upon receipt of this signed acceptance of the details provided throughout this proposal, PSSC will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

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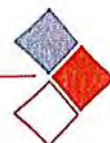




Our initial site review identified **532 hazards** measuring ¼" – 2" in height that PSSC can repair on the sidewalks throughout the district (shown in Table 1 below).

TABLE 1: THE GROVES COMMUNITY DEVELOPMENT DISTRICT 532 TRIP HAZARDS BY HEIGHT CATEGORIES				
LOCATION	LEAST SEVERE	SEVERE	MOST SEVERE	TOTAL
Clubhouse & Recreation Areas	11	16	0	27
Festive Grove Boulevard	9	9	0	18
Melogold Circle & Dog Park	17	36	0	53
Genoa Lane	5	4	0	9
Homosassa Court	7	10	1	18
Berna Lane	7	6	0	13
Nectarine Place	8	12	0	20
Trovita Road	11	28	1	40
Eustis Road	6	13	0	19
Cleopatra Drive	23	27	0	50
Jaffa Lane	3	9	0	12
Kinnow Court	5	11	0	16
Bouquet Court	2	5	0	7
Pixie Court	1	1	0	2
Sunsweet Court	2	1	0	3
Ruby Red Way	3	13	2	18
Tangor Road	20	34	0	54
Sanguinella Road	13	16	0	29
Diamonte Drive	17	26	0	43
Tarocco Court	2	6	0	8
Shaddock Place	6	12	0	18
Red Blush Lane	5	10	0	15
Amber Sweet Place	4	7	0	11
Ponkan Road	9	16	0	25
Fallglo Lane	2	2	0	4
	199	329	4	532
TOTAL				

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Tab 3

Allen Shuffleboard
6595 Seminole Blvd
Seminole, FL 33772 US
800.260.3834
sales@allenshuffleboard.com
www.allenshuffleboard.com



Estimate

ADDRESS

Bill Dalek
The Groves Golf and Country
Club
7924 Melogold Cir.
Land O Lakes, FL 34637

SHIP TO

Bill Dalek
The Groves Golf and Country
Club
7924 Melogold Cir.
Land O Lakes, FL 34637

ESTIMATE # 70106

DATE 08/02/2021

SHIP VIA
UPS

ITEM	DESCRIPTION	QTY	PRICE	AMOUNT
A9001	A9001- Deluxe Poly Court - 52' x 6' Deluxe Poly Court - 52' x 6' with 2 1/2" Trim (Light Green Playing Area, Burgundy Standing Area, Yellow Trim)	2	1,490.00	2,980.00T
5001	5001 - ARCO Tournament Discs ARCO Tournament Discs - 4 Yellow & 4 Black	2	70.00	140.00T

**Shipping is estimated based on current items and shipping to the
above address.**

If you have a tax exemption for Florida, we can remove the sales tax
once we have that on file.

SUBTOTAL	3,120.00
TAX	218.40
SHIPPING	185.00
TOTAL	\$3,523.40

Accepted By

Accepted Date

Tab 4

TROPICANA QUESTIONS FROM LAST MEETING

-“The composite material is a thin piece of aluminum with 3” of Styrofoam in the middle with an outer thin piece of aluminum all glued together.

-7 months just to get the windows in and permitting time which is taking about a month to a little over.

Unfortunately, we have no control over this. Install time from the date we start to finish will be less than 2 weeks.



Lic# RX0042472

Date: 07/28/2021

99 Pine Ave. S. Oldsmar FL 34677

Office Phone: 813-855-6570

Proposal

Fax: 813-854-4016

We Accept



Proposal Submitted To:

Moose Mustafa

Phone:

813-995-2832

Address:

7924 Melogold Circle

Other Phone:

813-494-0370

City, State and Zip

Land O' Lakes FL 34637

Email

clubhouse@THEGROVESCDD.COM

We hereby submit specifications and estimates for:

Remove existing screen and framing and enclose with glass under existing roof and on existing slab. Install a total of 8 white, vinyl, horizontal slider windows, with clear, low E, insulated, 81% heat reduction, energy star rated glass. Below the sliders install a 24" tall, 3" aluminum composite wall panel at base of structure. All aluminum framing will be white. Include 2 ADA sized doors (44") with dead bolt and lock set. Above the doors install composite wall panel. Next to door (has clock hanging next to this area) install 4' composite panel from floor to ceiling. Structure built for 145 MPH winds per code. Permit, tax, and engineering fees included in price. **\$30,730.00**

**WE GUARANTEE OUR INSTALLATION FOR THE TIME OF OWNERSHIP
NO QUESTIONS ASKED - NO SPECIAL CONDITION.
SIMPLE AND HONEST GUARANTEE!**

We Propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:

thirty thousand seven hundred thirty

Dollars (\$ 30,730.00)

Payment(s) to be made as follows:

\$1,000 down permit/engineering. \$18,000 down to order windows/doors. \$7,000 due start date. \$3,000 when framing is up.

Remainder due day of completion.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra costs charge over and above the estimate. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature*Mike Tinker*

Note: This proposal may be withdrawn by us if not accepted within 30 days. If customer postpones work past 60 days after signed contract date price may change due to material price increases.

Acceptance of Proposal-- the above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment is made as outlined above. I agree deposits given for permits, engineering and window/door orders are not refundable.

Signature

Date

Tab 5

Copier Proposals

Current Company: Clearview Business Solutions

New Model: Toshiba e-studio 4515ac

Purchase: 6498.19 / Service 197.48 Month

Lease: 327.80 @ 63 months (=20,651.40 spent at end of lease)

Visual Edge I.T

New Model: Canon IR c5850

Purchase: 19,999.00 / Service 200.00 Month

Lease: 376.00 @ 63 Months (=23,688 spent at end of lease)

Southern Imaging

New Model: Xerox c8045

Purchase: 4812.00 / Service 172.50 Month

Lease: 98.12 @ 63 months (=6181.56 spent at end of lease)

Akita

New Model: Minolta Bizhub c458

Purchase: 3995.00 Separate prices for service

Lease: 330.00 @60 months (=19,800 spent at end of lease)

Toshiba

-Black Ink: 65.00

-Color: 145.00 each

Canon

-278.00 for all of them

Xerox

-174.00 for Black & Color

Minolta

-331.00 for all

-46.00 Black

-96.00 Color

All use Black and Color (colors are Cyan, Magenta, & Yellow)

On average we would get 19,000 copies of black & 21,500 in color of ink use.

Average: Approx. 12,000 copies a month



TOSHIBA

Leading Innovation >>

EQUIPMENT WITH MAINTENANCE AGREEMENT**TOSHIBA**

FINANCIAL SERVICES

APPLICATION NUMBER

AGREEMENT NUMBER

1687606

The words you and your, refer to the Customer. The words Owner, Lessor, we, us, and our, refer to Toshiba Financial Services. The Toshiba Equipment is covered by the terms of the Toshiba Quality Commitment, a copy of which may be obtained from your service provider. We own the Equipment, as defined below, (excluding software) and you have the right to use it under the terms of this Agreement.

CUSTOMER CONTACT INFORMATION

Legal Company Name: The Groves Community Development District

Fed. Tax ID#:

Billing Name: (if different than above)

Contact Person: Accounts Payable

Bill-To Phone: 813-995-2832

Bill-To Fax:

Billing Address: 7924 Melogold Cir

City, State - Zip: Land o Lakes FL

34637-7509

Equipment Location: As Stated Above
(if different than above)

City, State - Zip:

DEALER LOCATION

Contact Name: ClearView Business Solutions, LLC

Location: Tampa, FL

EQUIPMENT DESCRIPTION

ITEM DESCRIPTION	MODEL NO.	SERIAL NO.	STARTING METER
e-Studio 4515ac, Finisher, PFP, Drawer, Fax, Surge			

☐ See attached form (Schedule "A") for Additional Equipment ☐ See attached form (Billing Schedule) for Additional Equipment/Payment Schedule**TERM & PAYMENT SCHEDULE**

Number of Payments:	63	of	\$327.80	* Security Deposit**:	<input type="checkbox"/> Received	*plus applicable taxes
Payments Includes:	10,000	B&W Images per Month	Excess Images at: \$.008	* per B&W Image	The contract payment ("Payment") period is monthly unless otherwise indicated. Origination Fee: Up to \$99.00 (included in First Invoice) Excess Images billed: <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Quarterly	
Payments Includes:	2,500	Color Images per Month	Excess Images at: \$.05	* per Color Image		
Payments Includes:		Scan Images per Month	Excess Images at: \$	* per Scan Image		
Payments Includes:		B&W Print Images per Month	Excess Images at: \$	* per B&W Print Image		
Payments Includes:		Color Print Images per Month	Excess Images at: \$	* per Color Print Image		

** Security Deposit: The security deposit is non interest bearing and is to secure your performance under this Agreement. Any security deposit made may be applied by us to satisfy any amount owed by you in, in which event you will promptly restore the security deposit to its full amount as set forth above. If all conditions are fully complied with and provided you have not ever been in default of the Agreement in the Default section, the security deposit will be refunded to you after the return of the equipment in accordance with the Return of Equipment section.

THIS IS A NONCANCELABLE / IRREVOCABLE AGREEMENT. THIS AGREEMENT CANNOT BE CANCELLED OR TERMINATED.**OWNER ACCEPTANCE**

Toshiba Financial Services

Signature:

Title:

Date:

CUSTOMER ACCEPTANCE

You hereby acknowledge and agree that your original or electronic signature below shall constitute an enforceable and original signature for all purposes. This Agreement may be executed in counterparts. The executed counterpart which has Owner's original signature and/or is in Owner's possession shall constitute chattel paper as that term is defined in the Uniform Commercial Code ("UCC") and shall constitute the original agreement for all purposes, including, without limitation, (i) any hearing, trial or proceeding with respect to this Agreement, and (ii) any determination as to which version of this Agreement constitutes the single true original item of chattel paper under the UCC. If Customer signs and transmits this Agreement to Owner by facsimile or other electronic transmission, the transmitted copy, upon execution by Owner, shall be binding upon the parties. Customer agrees that the facsimile or other electronic transmission of this Agreement manually signed by Owner, when attached to the facsimile or other electronic copy signed by Customer, shall constitute the original agreement for all purposes, including, without limitation, those outlined above in this Section. Without limiting and subject to the foregoing, the parties further agree that, for purposes of executing this Agreement, (a) a document signed and transmitted by facsimile or other electronic transmission shall be treated as an original document, (b) the signature of any party on such document shall be considered as an original signature, (c) the document transmitted shall have the same effect as a counterpart thereof containing original signatures, and (d) at the request of Owner, Customer, who executed this Agreement and transmitted its signature by facsimile, or other electronic transmission shall provide the counterpart of this Agreement containing Customer's original manual signature to Owner. No party may raise as a defense to the enforcement of this Agreement that a facsimile or other electronic transmission was used to transmit any signature of a party to this Agreement. **BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED AND READ THE ADDITIONAL TERMS AND CONDITIONS APPEARING ON THE SECOND PAGE OF THIS AGREEMENT. THIS AGREEMENT IS BINDING UPON OUR ACCEPTANCE HEREOF.**

Name:

Signature: X

Title:

Date:

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

Print Name:

Signature: X

Title:

Date:

Club House

From: Matt Lane <matt.lane@cvbusinesssolutions.com>
Sent: Tuesday, July 27, 2021 6:06 PM
To: Club House
Subject: Re: Estimate/proposal

Hi Moose!

Yes, that amount to purchase is \$6,498.19. Service would continue at \$197.48 per month. /



Matt Lane
President



E: matt.lane@cvbusinesssolutions.com
W: www.cvbusinesssolutions.com

[Click here to schedule a meeting with me](#)

C: (704) 840-9800
T: (844) 282-2737 x2

YOSHIBA
ProMasters
** ELITE **



(This message, and any attached files, is secret, confidential and proprietary and is intended solely for specific addressee(s). If the reader of this message is not the intended recipient, please notify the sender immediately by reply email and delete it and all backup copies immediately.)

On Fri, Jul 23, 2021 at 2:34 PM Club House <clubhouse@thegrovescdd.com> wrote:

Matt,

Hi. Hope all is well. Can you send me another estimate that also includes a "purchase&service" as well?

Moose Mustafa

Club House Manager

Contact Moose



CLEARVIEW
BUSINESS SOLUTIONS

Contact

Sales Person	Purchase Order	Send Via	Install Date
matt lane			

Qty	Item #	Equipment	Serial Number	Unit Price	Line Total
		e-studio 4515ac			
		Finisher			
		PFP			
		drawer			
		Fax			
		Surge			

BALANCE DUE

Maintenance Plan	Meter	Contract Begins	Base Price	Base Billing Cycle	Overage Billing Cycle	Copies Included	Overage Rate
DW			1m in lease	monthly	quarterly	10,000	.006
Culer			1m in lease	monthly	quarterly	2,500	.047

Email

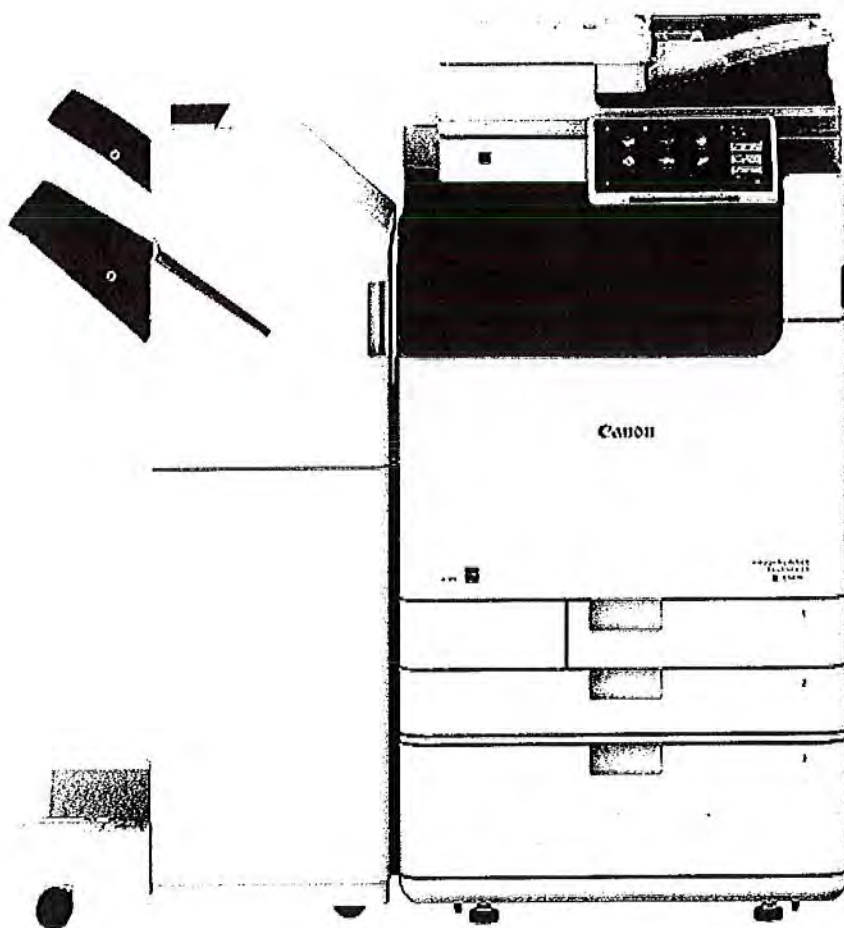
EQUIPMENT MAINTENANCE AGREEMENT

ClearView Business Solutions (hereafter CVBS) agree to perform maintenance service with respect to equipment in accordance with the following terms and conditions:

1. Customer's exclusive remedy for any losses or damages to equipment caused by CVBS in the performance of this agreement including the furnishing of parts for which CVBS is responsible, shall be that CVBS will make all repairs, adjustments or parts replacements necessary to restore the equipment to good operating condition. CVBS will not be liable for personal injury or property damage except caused by CVBS negligence. CVBS shall not be liable for any special, incidental or consequential damages including, but not limited to, loss of profit or other economic loss.
2. In the event a contracted machine cannot be repaired within a 24-hour period after a CVBS service representative has performed service, a loaner machine will be provided at no charge.
3. This order is subject to acceptance only by an authorized representative of CVBS. Notice of acceptance is hereby waived by the customer.
4. The equipment must be in good condition on the commencement of this agreement. CVBS charges for parts and labor required to place the equipment in such condition unless covered under any applicable warranties or a continuous maintenance agreement. CVBS will invoice the customer and this will be in addition to the price set forth on the reverse side hereof.
5. Maintenance and other charges are those in effect at the time of this agreement with CVBS or on the date of each renewal.
6. Payment is due within fifteen (15) days from the date of invoice. Should the Customer fail to make any payment due hereunder, or be or become insolvent or be a party to or acquiesce in any bankruptcy receivership proceeding or any similar action affecting the affairs or property of Customer, CVBS may (1) refuse to continue to service the equipment or (2) furnish service only on a time and travel and materials basis, without prejudice to any other remedies CVBS may have.
7. Preventative maintenance service to be performed under this Agreement shall be performed at a time or times determined by CVBS and may be made at the same time as service calls.
8. Necessary service calls performed during normal business hours are included in the Agreement price. Overtime charges at CVBS then current rate shall apply and be invoiced for all service calls made outside normal business hours. "Normal business hours" shall mean 9:00 am to 5:00 pm, Monday through Friday, exclusive of holidays.
9. This Agreement does not cover service necessitated by malfunction of parts and/or attachments of non-CVBS equipment or by use of operating supplies such as paper and toner not approved by CVBS.
10. This Agreement shall not apply to any equipment which ceases to be at the customer's location described on the reverse side hereof or is damaged through accident, theft, abuse, neglect, acts of third parties, fire, water, casualty or any other natural force.
11. In the event any repairs or adjustments are performed on the machine or machines which are subject matter of this contract by other than trained technician supplied by CVBS, this contract may be terminated by CVBS and it shall be under no further obligation with regard to the machine or machines. No refund will be made.
12. Specification changes, alterations or attachments will acquire a change in the Agreement price set forth herein and must be listed on the front side of this Agreement. CVBS also reserves the right to terminate this agreement by notice to Customer if CVBS determines such charges, alterations or attachments make it impractical for CVBS to continue to service the equipment.
13. Neither party shall have any right to consequential damages by reason of nonperformance of this agreement. CVBS's liability in case of nonperformance hereunder shall not exceed the agreement price specified on the reverse side hereof.
14. This Agreement is not assignable or transferable by Customer without prior written consent of CVBS.
15. This Agreement shall be for the period beginning on the commencement date set forth on the reverse side hereof. If annual volume is exceeded, the customer is subject to an overage charge or to be reviewed at current pricing. All agreements will be reviewed annually and CVBS reserves the right for annual increases.
16. CVBS's technical assistance may be required to relocate certain equipment from the location at which it is installed. Customer shall pay a relocation charge at CVBS's then prevailing rates for time, materials, travel and the maintenance charge will be subject to adjustment depending upon the new location. Customer shall pay packaging, freight and related expenses incurred during relocation.
17. CVBS will not be liable for any failure to perform if inability to obtain raw materials, parts or supplies at reasonable prices or through usual and regular sources or on a timely basis, interruption or transportation, government regulation, labor disputes, strikes, war, fire, flood, accident or other causes beyond CVBS's control makes it impractical for CVBS to perform.
18. This Agreement shall automatically renew upon expiration of the annual term for successive renewal terms at CVBS's maintenance rates in effect at the time of applicable renewal.

PURCHASER HEREBY AGREES TO THE FOLLOWING TERMS AND CONDITIONS:

1. This order shall not be binding on ClearView Business Solutions until approved at CVBS's Home Office.
2. The counterpart of this Agreement held by the Seller shall be considered the original and shall be the binding agreement in case of a variance in any particular between it and any other signed copy.
3. Seller shall not be liable for failure to deliver or for delays, occasioned by causes beyond Seller's control, including without limitation, strikes, non-delivery or delays by shipper, carriers or others, accidents, or government acts.
4. This is a binding contract and not a sale on approval or that basis. Provisions of this contract, once accepted by Seller, constitute the entire agreement between Purchaser and Seller and supersede all other written or oral communications between the parties. The Seller is specifically not bound by any oral or written representation made by its employees or salespersons to Buyer which does not appear herein in writing.
5. All rights, title or interest to the equipment or supplies described herein shall remain the property of CVBS (or its leasing agent) until amounts not paid within 15 days of invoice date. We may charge you a supply freight fee to cover the cost of shipping supplies.
6. All invoices are due and payable on the date of the invoice and Buyer agrees to pay interest at a rate of 1 1/2% per month on any amounts not paid within 15 days of invoice date.
7. Buyer shall pay all CVBS's costs in collection of any amount due hereunder in the recovery of any property, pursuant hereto or in the enforcement of its rights against Buyer, including reasonable attorney's fees, whether or not suit is brought.



We have prepared a quote for you

Canon imageRUNNER C5850i with Service

Quote # 012857 v1

Prepared for:
The Groves Golf & Country Club

Prepared by:
Yvonne Malewski

Canon IR C5850i

Description			
Canon imageRUNNER C5850i <ul style="list-style-type: none"> • 50 ppm • Color Print/Copy/Scan and Fax • Scan up to 270 ipm • Print up to 12" x 18" • Four 550-sheet Cassettes, 100-sheet Stack Bypass • Super G3 Fax • Booklet Finisher: 2-tray, 3,250-sheet capacity • Corner and double stapling up to 50 sheets • Booklet making up to 20 sheets and saddle folding up to 3 sheets • 2/3 Hole Punch • Surge Protector <p>Includes Delivery, Set-up and Return of existing Toshiba copier.</p>			

Description	Recurring	Qty	Ext. Recurring
Monthly Copier Service Includes 10k Black and White cpm / 2500 Color cpm	\$200.00	1	\$200.00
Subtotal:			\$200.00

Canon imageRUNNER C5850i with Service

Prepared by:

Yvonne Malewski
877-977-4427
ymalewski@visualedgeit.com

Prepared for:

The Groves Golf & Country Club
7924 Melogold Circle
Land O' Lakes, FL 34637
Moose Mustafe
(813) 996-0161
clubhouse@thegrovescdd.com

Quote Information:

Quote #: 012857
Version: 1
Delivery Date: 07/23/2021
Expiration Date: 08/20/2021

Quote Summary

Description	Amount
Canon IR C5850i	\$19,999.00
Cash Total:	
63-mo Lease Payment Option:	\$376.00

Monthly Copier Service

Description	Amount
Monthly Copier Service	\$200.00
Monthly Total:	\$200.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. The expiration date, listed above, is the last date by which you may electronically approve this quote. We specifically disclaim any and all warranties, expressed or implied, including but not limited to any licensed products. We shall not be liable for any loss of profits, business, goodwill, data, interruption of business, nor for incidental or consequential merchantability or fitness of purpose, nor damages related to this agreement.

Visual Edge IT

The Groves Golf & Country Club

Signature: _____

Name: _____

Title: _____

Date: _____

Signature: _____

Name: Moose Mustafe

Date: _____



ImageRUNNER
ADVANCE DX
C5870i/C5860i
C5850i/C5840i

imageRUNNER ADVANCE DX C5800 Series

Print up to 70 ppm (BW/color)
Scan up to 270 ipm (300 dpi) (BW/color duplex)
Print up to 12" x 18"
6,350-sheet maximum paper capacity

Canon's comprehensive portfolio of imageRUNNER ADVANCE DX multifunction printers and integrated solutions can help **simplify** the end user experience and management of technology, better **control** sensitive information and print-related costs, and help ensure that technology investments proactively **evolve** with changing needs.

Color
Mid-volume
Multifunction



WORKFLOW EFFICIENCY

- 10.1" intuitive touchscreen with smartphone-like usability.
- A unique, customized experience tailored to individual preferences using My ADVANCE.
- Supports mobile solutions and integration with many popular cloud services like Google Drive.¹
- Scan and convert documents to searchable digital files in a variety of file formats.
- Integration with Canon and various third-party software with embedded application platform.
- Hot Folders allow users to drag and drop a file into a hot folder and automatically print with pre-defined settings such as number of copies and finishing requirements.



SECURITY

- Advanced standard security feature set to help safeguard sensitive information and assist in regulatory compliance.
- Integrates with existing, third-party SIEM² systems to help provide real-time, comprehensive insights into potential threats to the network and printers.
- Technology to verify that the device boot process, firmware, and applications initialize without alteration at startup. McAfee Embedded Control³ utilizes a whitelist to protect against malware and tampering of firmware and applications.
- Security policy settings can be controlled with a dedicated password, configured from a central location, and exported to other supported devices.
- Control access to the device and specific features, using a host of flexible authentication methods—PIN code, user name/password, or card access.⁴



QUALITY AND RELIABILITY

- Canon's signature reliability and engine technologies help keep productivity high and minimize the impact on support resources.
- Outstanding imaging technologies and toner allow for consistently striking images, thanks to Canon's V² color profile.
- Designed to achieve maximum uptime with status notifications that help keep supplies replenished and intuitive maintenance videos for consumables replacement.
- imageRUNNER ADVANCE models have received many awards and recognition from leading industry analysts, often referencing strong reliability.

² Security Information and Event Management.



DEVICE AND FLEET MANAGEMENT

- Designed for quick, easy deployment.
- Remote diagnostics and parts life management for proactive maintenance and rapid fixes.
- Easy and intuitive to monitor device status and consumable levels, turn off devices remotely, observe meter readings, manage settings, and implement security policies.
- Common firmware and regular updates with Unified Firmware Platform (UFP) for continuous improvements and consistency across a fleet.



COST MANAGEMENT

- Track and assess print, copy, scan, and fax usage and allocate costs to departments or projects.
- Apply print policies and restrict usage by user to help reduce unnecessary printing and contribute to cost efficiency.
- Standard cloud-based solution provides a centralized dashboard with up-to-the-minute insights into printer activity.
- Upgrade to uniFLOW server or cloud-based solutions for full accounting and reporting for compatible Canon and third-party devices, pull printing, job routing, and powerful scan workflows.



SUSTAINABILITY

- A combination of fusing technologies and low-melting-point toner minimizes power requirements and helps achieve low energy consumption.
- Encourage environmentally conscious work practices by enabling multiple settings that can help save paper and energy.
- ENERGY STAR® certified and rated EPEAT® Gold³

CONFIGURATION OPTIONS



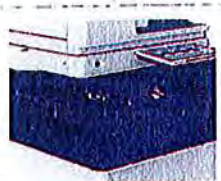
STAPLE FINISHER-ABI

- 2-tray, 3,250-sheet capacity
- Corner and double stapling up to 50 sheets
- Supports Staple-free Stapling and Staple On Demand
- Supports optional internal 2/3-hole puncher (2/3 Hole Puncher Unit-AI)



BOOKLET FINISHER-ABI

- 2-tray, 3,250-sheet capacity
- Corner and double stapling up to 50 sheets
- Booklet-making up to 20 sheets and saddle-folding up to 3 sheets
- Supports Staple-free Stapling and Staple On Demand
- Supports optional internal 2/3-hole puncher (2/3 Hole Puncher Unit-AI)



INNER FINISHER-LI*

- 2-tray, 550-sheet capacity
- Corner and double stapling up to 50 sheets within the footprint of the main unit
- Supports Staple-free** Stapling and Staple on Demand
- Supports optional internal 2/3-hole puncher (inner 2/3 Hole Puncher-DI)



INNER 2-WAY TRAY-MI



HIGH CAPACITY CASSETTE FEEDING UNIT-CI

- 2,450-sheet capacity
- Supports up to Letter
- 14 lb. Bond to 140 lb. Index



CASSETTE FEEDING UNIT-AQI

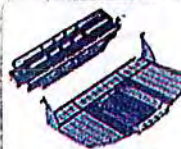
- Two 550-sheet cassettes
- Supports up to 12" x 18"
- 14 lb. Bond to 140 lb. Index



CABINET TYPE-V



INNER TRAY*



COPY TRAY KIT



PAPER DECK UNIT-FI

- 2,700-sheet capacity
- 14 lb. Bond to 140 lb. Index
- Supports Letter



imagePASS-Ri

- Delivers fast processing speed, outstanding image quality, and time-saving workflow
- Personalized printing with the built-in, entry-level Fiery FreeForm[®] or with the supported variable data printing (VDP) formats

* Inner Finisher-LI not available on imageRUNNER ADVANCE DX C5970.
 ** Staple-free stapling, up to ten pages of 17 lb. Bond.
 • Required when Staple Finisher-ABI or Booklet Finisher-ABI is not installed.





Equipment Proposal for

The Groves Golf and Country Club

Date: July 20th, 2021

Equipment: (1) Xerox c8045 Monochrome Copier, Printer, Scanner, Fax and Staple Finisher with 4 Paper Trays
DEMO UNIT, 36- month warranty for repair or replace with current service contract

Term: 63-month option

Payment: \$ 98.12

Cost per Copy: \$172.50 per month, includes 10,000 B/W & 2,500 Color copies/prints per month
All monochrome overages billed at .006 per page
All color overages billed at .045 per page

Service and Supply Program: INCLUDES: all parts, labor, mileage, toner, developer, cleaning rollers and drums.
Everything included: except shipping, staples and paper.

Customer Signature

270.62
month

Xerox® AltaLink® Color Multifunction Printer

Smart, secure and connected Workplace Assistant.



C8030/C8035/C8045/C8055/C8070

ConnectKey®
Technology

xerox™

Xerox® AltaLink® C8030/C8035/C8045/C8055/C8070 Color Multifunction Printer

Xerox® AltaLink devices provide new levels of capability and connectivity for mid-size and large workgroups and busy offices. With AltaLink, your extended workforce has instant and secure access to the documents, data and workflows it needs to work faster and more efficiently — from every location and with any device.

SMART AND PRODUCTIVE

From its tablet-like user interface to its right-out-of-the-box mobile-friendly connectivity options, the Xerox® AltaLink C8000 Series is the color multifunction device today's workers have been waiting for.

Easy to manage as a standalone device or as part of an entire fleet, it's designed to enable fast multitasking and collaboration. Create customized 1-Touch Apps to automate multi-step workflows. Simply tap your new app to quickly perform the job you configured. And save time by scanning to multiple destinations, including a USB drive, network location and SMB share location, all in one operation.

With the touch of a button, you can go to our Xerox App Gallery and download simple, yet powerful, serverless apps to your AltaLink® device to increase user productivity and shorten everyday tasks.

Built-in mobile connectivity, including Xerox® @printbyXerox App, Google Cloud Print™, Xerox® Print Service Plug-in for Android™, Airprint®, Mopria® and optional Wi-Fi Direct® provides the time-saving convenience your workforce wants and needs.

POWERFUL AND SCALABLE

Provide interactive training and support right from your desktop with our remote control panel. Enable serverless fleet management with Fleet Orchestrator. Configure a single device once, then let the Fleet Orchestrator deploy and manage configurations automatically and share automated workflows across devices.

Fewer maintenance hassles, less IT support, high-capacity paper trays and the ability to print on varying paper sizes add up to increased uptime and greater productivity. Scanning, printing and faxing can be done simultaneously, allowing for multitasking during peak periods — and your choice of finishing options means you can configure your AltaLink device for any work environment and any document type, including booklets, brochures and pamphlets.

BUILT-IN SECURITY

Enjoy comprehensive security through our strategic approach to preventing intrusions and keeping documents and data safe. Our partnerships with McAfee® and Cisco® proactively address risks at the individual device, fleet and network level.

By interacting with the market-leading McAfee® DXL and Cisco® pxGrid platforms, Xerox® AltaLink devices employ an orchestrated response that neutralizes threats at their source the moment they occur.

Multiple layers of security include data encryption, disk overwrite and industry certifications. The innovative Configuration Watchdog ensures your AltaLink devices remain configured in accordance with your security policies.

COLOR WHERE IT COUNTS

With high resolution output of 1200 x 2400 dpi, photo-quality color images and crisp text will give your documents clarity and impact. You can also upgrade your AltaLink C8000 Series with the Xerox® EX-c C8000 Print

Server Powered by Fiery®, enabling office users to quickly, efficiently and cost effectively print professional-looking documents.

XEROX® CONNECTKEY® TECHNOLOGY

Intuitive User Experience

A familiar way to interact that includes a tablet-like experience with gesture-based touchscreen controls and easy customization.

Mobile and Cloud Ready

Instant connectivity to cloud and mobile devices right from the user interface, with access to cloud-hosted services that let you work where, when and how you want.

Benchmark Security

Comprehensive security that includes a powerful mix of built-in features and services to prevent unauthorized access, detect suspect or malicious behavior, and protect data and documents.

Enables Next Generation Services

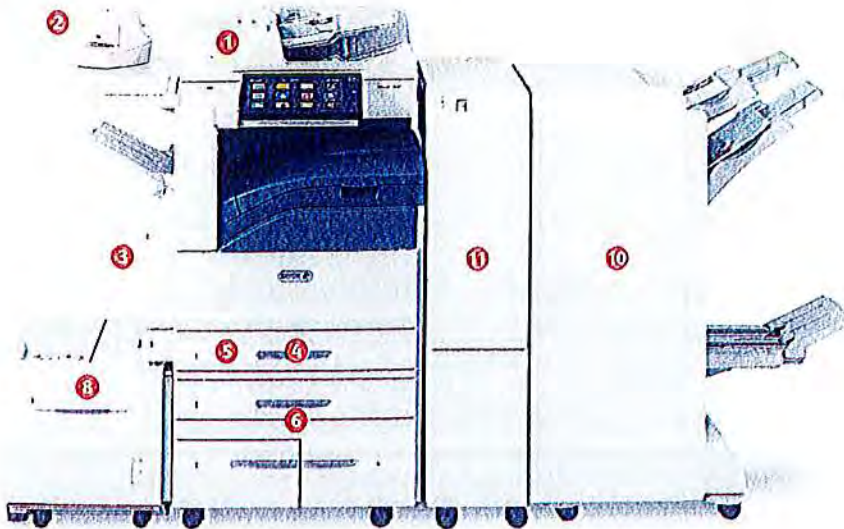
Easy integration of Xerox® Intelligent Workplace Services. Enables remote monitoring of service delivery and consumables.

Gateway to New Possibilities

Instantly extend your capabilities with real-world apps from the Xerox App Gallery, or talk with one of our partners to design and develop a solution specific to your business needs.

Find out more about how you'll work smarter at www.ConnectKey.com.

FINISHING APPLICATIONS



CHOOSE THE CONFIGURATION THAT MEETS YOUR NEEDS

- 1 Single-Pass Duplex Automatic Document Feeder (DADF) saves time by simultaneously scanning both sides of two-sided documents at up to 139 Impressions per minute.
- 2 Convenience Stapler (optional) staples up to 50 sheets of 20 lb/80 gsm media.
- 3 Bypass Tray handles up to 100 sheets of 20 lb/80 gsm, also feeds up to 110 lb Cover/300 gsm media.
- 4 Two 520-sheet adjustable trays (standard with all configurations). Tray 1 handles media sizes up to 11.7 x 17 in./A3 and Tray 2 handles media sizes up to 12 x 18 in./SRA3.
- 5 Envelope Kit (optional — replaces Tray 1) provides trouble-free feeding of up to 60 envelopes.
- 6 High-Capacity Tandem Tray Module (optional) brings the total paper capacity up to 3,140 sheets.
- 7 Four Tray Module (optional with C8030/C8035) holds a total of 2,180 sheets.
- 8 High-Capacity Feeder (optional) holds 2,000 sheets of letter/A4 paper, increasing the maximum paper capacity to 5,140 sheets.
- 9 Business Ready (BR) Finisher (optional) gives you advanced finishing functions at a great value.
- 10 BR Booklet Maker Finisher (optional) provides advanced finishing with the capability to create 64-page saddle-stitched booklets (2 to 16 sheets).
- 11 C-Fold/Z-Fold Unit (optional) adds three folds: C-fold, Z-fold and Z-half-fold to the BR Finisher or BR Booklet Maker Finisher.
- 12 Offset Catch Tray (OCT) (standard on all configurations and included with all finishers).
- 13 Integrated Office Finisher (optional with C8030/C8035) provides 500-sheet stacking and 50 sheet, single-position stapling.
- 14 Office Finisher LX (optional with C8030/C8035/C8045/C8055) gives you advanced finishing functions at a great value, and offers optional crease/score and saddle-stitch booklet making capable of 60-page booklets (2 to 15 sheets).
- 15 Xerox® Integrated RFID Card Reader E1.0 (optional) adds card-based authentication with support for over 90 access cards.
- 16 Near Field Communication (NFC) Tap-to-Pair allows users to tap their mobile device to the AltaLink® C8000 user panel and instantly connect with the MFP.



INTRODUCING MOBILE DEVICE-LIKE TOUCHSCREEN SUPERIORITY

Meet our all-new, 10.1-inch color touchscreen — the user interface that sets a higher standard for customization, ease of use and versatility.

By presenting a familiar “mobile” experience — with support for gestural input and task-focused apps that share a common look and feel — fewer steps are needed to complete even the most complex jobs.

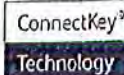
A highly intuitive layout guides you through every task from start to finish, with a natural hierarchy placing commonly used functions front and center. Don't like where a function or app is located? Want faster access to app settings? Easily customize the touchscreen's layout to make it yours.

This unmatched balance of hardware technology and software smarts helps everyone who interacts with the AltaLink® C8000 Series get more work done, faster. Try our new UI at www.xerox.com/AltaLinkUI.



Xerox® AltaLink C8030/C8035/C8045/C8055/C8070

Color Multifunction Printer



DEVICE SPECIFICATIONS	AltaLink® C8030	AltaLink® C8035	AltaLink® C8045	AltaLink® C8055	AltaLink® C8070
Speed (Color/Black-and-White)	Up to 30/30 ppm	Up to 35/35 ppm	Up to 45/45 ppm	Up to 50/55 ppm	Up to 70/70 ppm
Monthly Duty Cycle*	Up to 90,000 pages	Up to 110,000 pages	Up to 200,000 pages	Up to 300,000 pages	Up to 300,000 pages
Hard Drive/Processor/Memory	Minimum 250 GB HDD/Intel® Atom™ Quad Core 1.91 GHz/2 MB Cache/8 GB system memory				
Connectivity	10/100/1000Base-T Ethernet, High-Speed USB 2.0 direct print, Wi-Fi Direct® with optional Xerox® USB Wireless Adapter, NFC Tap-to-Print				
Optional Controller	Xerox® EX-c C8000 Print Server Powered by Fiery®				
Copy and Print	Copy Resolution: Up to 600 x 600 dpi; Print Resolution: Up to 1200 x 2400 dpi				
First-Copy-Out Time (as fast as) (from platen/warmed-up state)	8.1 seconds color/6.7 seconds black-and-white		7.8 seconds color/6.4 seconds black-and-white	7.2 seconds color/5.7 seconds black-and-white	5.2 seconds color/4.9 seconds black-and-white
First-Print-Out Time (as fast as)	6.5 seconds color/5.3 seconds black-and-white	6.4 seconds color/5.2 seconds black-and-white	6.5 seconds color/5.3 seconds black-and-white	6.0 seconds color/4.7 seconds black-and-white	4.7 seconds color/4.0 seconds black-and-white
Page Description Languages	Adobe® PostScript® 3™, Adobe PDF version 1.7, PCL® 5c/PCL 6, Optional XML Paper Specification (XPS)				
Paper Input	Standard	Single-Pass Duplex Automatic Document Feeder: 130 sheets; Speed: up to 139 ipm (duplex); Sizes: 3.4 x 4.9 in. to 11.7 x 17 in./85 x 125 mm to 297 x 432 mm			
		Bypass Tray: 100 sheets; Custom sizes: 3.5 x 3.9 to 12.6 x 19 in./89 x 98 mm to 320 x 483 mm (SEF)			
		Tray 1: 520 sheets; Custom sizes: 5.5 x 7.2 in. to 11.7 x 17 in./140 x 182 mm to 297 x 432 mm (SEF)			
		Tray 2: 520 sheets; Custom sizes: 5.5 x 7.2 in. to 12 x 18 in./140 x 182 mm to SRA3 (SEF)			
	Choose One	Four Tray Module (Trays 3 and 4 — available with C8030/C8035): 1,040 sheets; 520 sheets each; Custom sizes: 5.5 x 7.2 to 12 x 18 in./140 x 182 mm to SRA3 (SEF)			
		High Capacity Tandem Tray Module: 2,000 sheets; One 857-sheet paper tray and one 1,133-sheet paper tray; Sizes: 8.5 x 11 in./A4			
	Optional	High-Capacity Feeder (HCF): 2,000 sheets; Size 8.5 x 11 in./A4 long edge feed			
		Envelope Tray (replaces Tray 1): Up to 60 envelopes: #10 Commercial, Monarch, DL, C5			
Paper Output/Finishing	Standard	Dual Offset Catch Tray (standard when finishers are not attached): 250 sheets each; Face-up Tray: 100 sheets			
	Optional	Integrated Office Finisher (Available with C8030/C8035): 500-sheet stacker, 50 sheets stapled, single-position stapling			
		Office Finisher LX (Available with C8030/C8035/C8045/C8055): 2,000-sheet stacker, 50 sheets stapled, 2-position stapling, optional hole punch, optional booklet maker (score, saddle stitch 2 to 15 sheets (60 pages))			
		BR Finisher: 3,000-sheet stacker and 500-sheet top tray, 50-sheet multiposition stapling and 2/3-hole punching			
		BR Booklet Maker Finisher: 1,500-sheet stacker and 500-sheet top tray, 50-sheet multiposition stapling and 2/3-hole punching plus saddle-stitch booklet making (2 to 16 sheets, 64 pages) and V-folding			
		C-Fold/Z-Fold Unit: Adds Z-folding, Letter Z-folding and Letter C-folding to the BR Finisher and BR Booklet Maker Finisher			
		Convenience Stapler: 50-sheet stapling (based on 80 gsm), Includes Work Surface			
INTUITIVE USER EXPERIENCE					
Customize	Site, Function or Workflow Customization with Xerox® App Gallery Apps				
Print Drivers	Job Identification, Bi-directional Status, Job Monitoring, Xerox® Global Print Driver®, Xerox® Mobile Express Driver®, Application Defaults, Xerox® Pull Print Driver				
Xerox® Embedded Web Server	PC or Mobile — Status Information, Settings, Device Management, Cloning, Fleet Orchestrator, Configuration Watchdog				
Remote Console/Preview	Remote Control Panel				
Print Features	Print from USB, Sample Set, Saved Job, Booklet Creation, Store and Recall Driver Settings, Scaling, Job Monitoring, Application Control, Two-sided Printing, Draft Mode				
Scan and Fax	Scan to USB/Email/Network (FTP/SMB), Scan File Formats: PDF, PDF/A, XPS, JPG, TIFF; Convenience Features: Scan to Home, Searchable PDF, Single/Multi-page PDF/XPS/TIFF, Password-protected PDF; Fax Features: Walk-up Fax (one-line or three-line options available), Includes LAN Fax, Direct Fax, Fax Forward to Email, Fax dialing, Unified Address Book, Optical Character Recognition (OCR)				
MOBILE AND CLOUD READY					
Mobile Connectivity	Apple® AirPrint®, Google Cloud Print™ Ready, Xerox® Print Service Plug-in for Android™, Mopria® Print Service Plug-in for Android, iPrint, Wi-Fi Direct Printing, Xerox® Print Service Plug-in for Android™				
Mobile Printing	Xerox® @printbyXerox App, See more at xerox.com/MobileSolutions; Optional: Xerox® Workplace Cloud/Suite Mobile Print Solution, Learn more at xerox.com/MobilePrintApp				
Cloud Connectivity	Xerox App Gallery; Optional: Connect for Salesforce, Connect for Google Drive™, Connect for OneDrive®, Connect for Dropbox®, Connect for Office 365®, Connect for Box® and more at xerox.com/CloudConnectorApps				
BENCHMARK SECURITY					
Network Security	IPsec, HTTPS, SFTP and Encrypted Email, McAfee® ePolicy Orchestrator®, Network Authentication, SSHv3, SHA-256 Hash Message Authentication, SSL, TLS, Security Certificates, Automatic Self-signed Certificate, Cisco® Identity Services Engine (ISE) integration, automated threat response through McAfee DXL/Cisco pxGrid integration				
Device Access	User Access and Internal Firewall, Port/IP/Domain Filtering, Audit Log, Access Controls, User Permissions, Configuration Watchdog; Optional: Smart Card Enablement Kit (CAC/PIV/NET), Xerox® Integrated RFID Card Reader E10, NFC standard authentication via optional Xerox® Workplace Cloud/Suite Print Management and Content Security; learn more at xerox.com/WorkplaceSolutions				
Data Protection	Encrypted Hard Disk (AES 256-bit, FIPS 140-2, Validated) and Image Overwrite, McAfee Embedded Control Whitelisting, McAfee Integrity Control (optional), Firmware Verification, Job Level Encryption via HTTPS and Drivers, Xerox® Workplace Cloud/Suite Content Security				
Document Security	Common Criteria Certification (ISO 15408), Encrypted Secure Print, FIPS Encrypted Print Drivers				
ENABLES NEXT GENERATION SERVICES					
Print Management	Xerox® Standard Accounting; Optional: Xerox® Workplace Cloud/Suite, Nuance Equitrac, Ysoft SafeQ, PaperCut and more at xerox.com/PrintManagement				
Fleet / Device Management	Xerox® Device Manager, Xerox® CentreWare® Web, Xerox® Support Assistance, Automated Meter Read, Managed Print Services Tools, Configuration Cloning, Fleet Orchestrator				
Sustainability	Cisco EnergyWise®, Print User ID on Margins, Earth Smart Print Settings				
GATEWAY TO NEW POSSIBILITIES					
Xerox App Gallery	Go to xerox.com/AppGallery to learn how you can expand the capabilities of your MFP and work in new ways with dedicated apps for business, education, healthcare and more. Available apps include Xerox® Easy Translator, Forms Manager, Connect to Concur, Remark Test Grading and Share Patient Information				

* Maximum volume capacity expected in any one month. Not expected to be sustained on a regular basis.

For more detailed specifications, including the latest certifications, go to www.xerox.com/AltalinkC8000Specs

©2019 Xerox Corporation. All rights reserved. Xerox®, AltaLink®, CentreWare®, ConnectKey®, DocuShare®, Global Print Driver® and Mobile Express Driver® are trademarks of Xerox Corporation in the United States and/or other countries. The information in this brochure is subject to change without notice. 8/19 PN03553 BR26992 AC83R-01UH



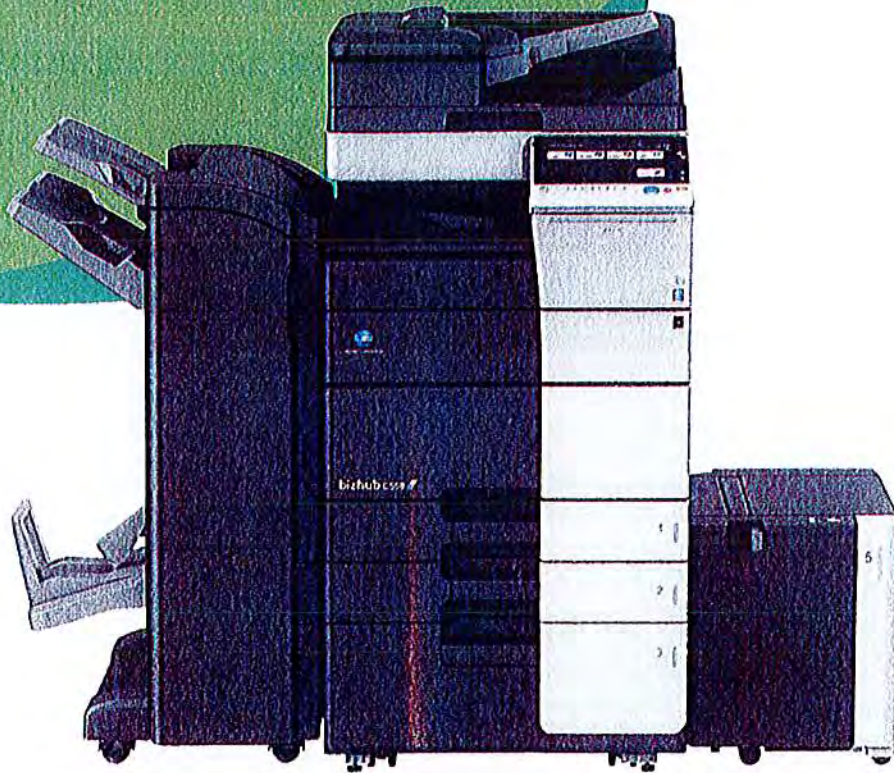


KONICA MINOLTA

Giving Shape to Ideas

bizhub C658/C558/C458

Connect on the move
for non-stop productivity



bizhub

Price Summary

- Print, Fax, Scan to email, Copy, duplex, staple finisher
- Delivery, setup, installation, training included
- Machines have 6 to 8 months usage on them, and meet factory specifications
- Service includes everything— i.e. Toners, drums, parts, labor, etc.

Lease prices include: 10,000 black and 2,500 color per month included. Overage is \$.006/black and \$.047/color.

Purchase prices have separate service prices: You pay \$.01/black and \$.06/color, no minimum or maximum.

Lease *Purchase*

Model	Lease (60 mos., fmv, 0 down) Prices valid thru 8/9/2021	Purchase price (plus service above)
Bizhub c458	\$330/mo.	\$3995
Bizhub c368	\$319/mo.	\$3895
Bizhub c308	\$312/mo.	\$3495

If you have any questions, please feel free to contact me: Steve Jones, Akita Copy Systems (941) 600-9464, email: akitastevejones@gmail.com. 5402 Airport Blvd. , Tampa, FL 33634. 2341 Porter Lake Dr. #209, Sarasota, FL, 34240

*Price subject to machine availability. If leasing, credit approval necessary, plus tax. Service guarantee applies to machines with continuous service agreements, which abide by service agreement terms.

******THE SMART WAY TO SAVE BIG MONEY******

Meeting the demands of your dynamic work environment

As your workforce becomes increasingly mobile, your staff and colleagues are looking for greater flexibility. You need to connect seamlessly, so you can focus on whatever you do best. In this new environment, collaboration is key. That's why innovative technology is embedded within our new multi-function printers (MFPs).



Simple, flexible and easy to use

We've engineered our new compact A3 bizhub C368, bizhub C308 and bizhub C258 MFPs to allow effortless printing and scanning via the very latest mobile devices. Thanks to our new PageScope mobile application, this is achieved in the simplest possible way. To use the bizhub MFP, the user simply touches their mobile device against the Mobile Touch Area on the front panel. This enables someone to either print directly from the mobile device – or save scanned data from the bizhub through the mobile application.



Intuitive touch screen operations

The bizhub C368/C308/C258 models are very easy to operate, thanks to our intuitive INFO-Palette design, and the new 9-Inch touch panel. Functions can be selected with natural swipe, pinch, zoom, drag and drop gestures – just like smart devices. We have continued to refine our technology, so users can benefit from the improved navigation with horizontal scrolling and pop-up menus. Frequently used settings can be saved on the main screen. For security, a PIN-based system can be used to hold jobs until the authorised owner of the documents releases them.



Share your ideas anytime, anywhere

With increased workplace mobility, people are creating and showing information in many exciting new ways. That's why we've incorporated a full suite of connectivity options. The latest industry-leading wireless, mobile and cloud-based services are also supported. For maximum flexibility, you can print and scan via:



Apple AirPrint
Enables printing from a Mac or iOS mobile devices



Mopria Print Service
Enables printing from Android smartphones or tablets



Google Cloud Print
Share the printer over the web with anyone you choose



Direct Print
Print emails and attachments directly from the local network

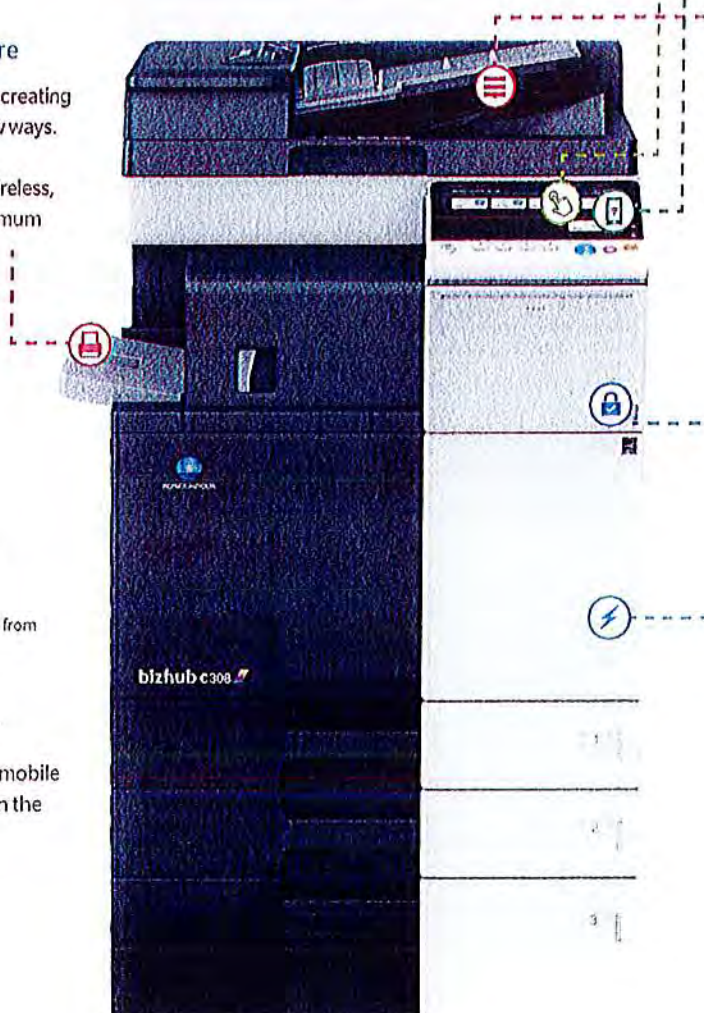


PageScope Mobile Application
Print and scan documents, photos and images to and from a mobile device via Wi-Fi



Wireless LAN
Greater connectivity in challenging installation environments

You can also use Wi-Fi Direct, which enable any compatible mobile device to connect on a Peer-to-Peer basis, without relying on the company network.



Specifications

System Overview

System memory	4 GB
System hard disk	250 GB Standard
Interface	10-BASE-T/100-BASE-TX/1,000-BASE-T Ethernet, USB 2.0
Network protocols	TCP/IP (IPv4/IPv6), SMB, LFD, IPP, SNMP, HTTP, HTTPS
Frame types	Ethernet 802.2, Ethernet 802.3, Ethernet II, Ethernet SNAP
Dual scan document feeder	Up to 300 originals (80gsm, A4) 35-210g/m ² (simplex) 50-210g/m ² (duplex) (50-128g/m ² (mix mode)
Printable paper size	Scanning/Copying: up to A3 Printing: up to A3 and full bleed on SPA3 paper Custom paper sizes: Banner paper max: 297 x 1,200mm
Printable paper weight	52-300gsm
Paper input capacity	Standard: 1,150 sheets/Max: 6,650 sheets
Tray 1	500 sheets/A5-A3/52-256gsm
Tray 2	500 sheets/A5-SPA3/52-256gsm
Tray 3 (option 1)	2 x 500 sheets/A5-A3/52-256gsm
Tray 3 (option 2)	2,500 sheets/A4/52-256gsm
Large capacity tray	2,500 sheets/A4/SPA3/52-256gsm
LU-207 (optional)	
Large capacity tray	3,000 sheets/A4/52-256gsm
LU-302 (optional)	
Manual bypass	150 sheets/A6-SPA3/custom paper sizes/50-300gsm
Automatic duplexing	A5-SPA3/52-256gsm
Finishing modes	Offset, group, sort, staple, punch, half-fold, z-fold, tri-fold, post-insertion, booklet
Output capacity	Max with finisher: 3,300 sheets Max without finisher: 250 sheets
Stapling (optional)	Max: 100 sheets or 94 sheets + 2 cover sheet (up to 209gsm)
Stapling output capacity	Max: 1,000 sheets
Tri-fold (optional)	Up to 3 sheets
Tri-fold capacity	Max: 30 sheets (tray)
Booklet (optional)	Max: 20 sheets or 19 sheets + 1 cover sheet (up to 209gsm)
Booklet output capacity	Max: 100 sheets (tray)
Toner lifetime	Black: 28,000 pages/CMY: 26,000 pages
Imaging unit lifetime	Black: 145,000 pages/600,000 pages (Drum/Developer) CMY: 130,000 pages/600,000 pages (Drum/Developer)
Power consumption	240 V/60Hz, less than 0.5kW (system)
System dimensions	C658: 615 x 788 x 961mm C558: 615 x 693 x 961mm C458: 615 x 695 x 778mm
System weight	C658: 113kg C558: 110kg C458: 85kg

Copier Specifications

Copying process	Electrostatic user copy, tandem, indirect
Toner system	Sesita [®] HD Polymerized Toner
Print speed (A4)	B&W/Colour: up to 65 ppm (portrait)
1st copy out time	C658: 4/3sec (Col/BW) C558: 4.4/3.5sec (Col/BW) C458: 5.1/4.0sec (Col/BW)
Warm-up time	C658: 22sec (Col/BW) C558: 22sec (Col/BW) C458: 22sec (Col/BW)
Copy resolution	601 x 600dpi
Gradations	256 gradations
Multi-copy	1-9,999
Original format	Up to A3
Magnification	25-409% in 0.1% steps, auto zooming
Copy functions	Electronic sorting, multi-job, adjustments (contrast, sharpness, image density), proof copy, interrupt mode, colour mode, separate scan, sort/group, combination, original selection, ID card copy, 2-in-1, 4-in-1

Printer Specifications

Print resolution	1,800 x 600 dpi, 1,200 x 1,200 dpi
PDL	FOUR (XL 3.0), PCL5e/c, PostScript 3 (ver. 3018), XPS
Operating systems	Windows (x32/x64): XP/Vista/7/8 Windows Server (x32/x64): 2003/2008/2008 R2/2012 ¹ Macintosh OS X 10.6 or later Linux/Unix
Printer fonts	80 PCL Latin, 137 PostScript 3
Print functions	Direct Print of PCL, PS, TIFF, XPS, PDF, encrypted PDF files and OOXML (DOCX, XLSX, PPTX), multimedia and mixer, "Easy Set" job programming, overlay, watermark, copy protection, carbon copy print

Optional Print Controller (for graphic intensive applications)

Print controller	Embedded Fiery IC-416 (M-510 required)
Memory/HDD	2GB/500GB
PDL	PostScript 3 (ver. 3019)
Operating systems	Windows (x32/x64): XP/Vista/7/8 Windows Server (x32/x64): 2003/2008/2008 R2/2012 ¹ Macintosh OS X 10.8 or later

Scanner Specifications

Scan speed	B&W/Colour: up to 240ipm
Scan resolution	Max: 600 x 600dpi
Scan modes	Scan-to-E-mail, Scan-to-SMB, Scan-to-FTP, Scan-to-Box, Scan-to-USB, Scan-to-Wet/DAX, Scan-to-CPWS, Network TWAIN scan
File formats	JPEG, TIFF, PDF, PDF/A 1a and 1b (optional), compact PDF, encrypted PDF and searchable PDF (optional), XPS, compact XPS, PPTX and searchable PPTX (optional), searchable DOCX/XLSX (optional)
Scan destinations	2,100 (single + group), LDAP support
Scan functions	Annotation (tax/time/date) for PDF, up to 400 job programs, realtime scan preview

Fax Specifications

Fax	Super G3 (optional)
Transmission	Analog, Internet fax, Color i-Fax, IP-Fax
Resolution	Max: 600 x 600dpi (ultra-fine)
Compression	MH, MR, MMR, JBIG
Modem	Up to 33.6 Kbps
Destinations	2,100 (single + group)
Functions	Poling, time shift, PC-fax, receipt to confidential box, receipt to email/FTP/SMB, up to 400 job programs

User Box Specifications

Storable documents	Max: 3,000 documents or 10,000 pages
Type of user boxes	Public Personal (with password or authentication) Group (with authentication)
Type of system boxes	Secure print, encrypted PDF, fax receipt, fax polling, annotation
User box functionality	Reprint, combination, download, sending (email/FTP/SMB and fax), copy box-to-box

A great balance of productivity features

High-volume scans for non-stop productivity

Today, waiting is rarely an option. Turning a hard copy into an electronic document is usually something you need to achieve in minutes – sometimes even seconds. These MFPs give you ultra-fast A4 scanning at 120 originals per minute or 240 (opm) when scanning double sided.

For maximum efficiency, double-sided documents are scanned in one pass. For schools or legal offices, such scanning capability is invaluable, and ensures maximum productivity when you need it most.

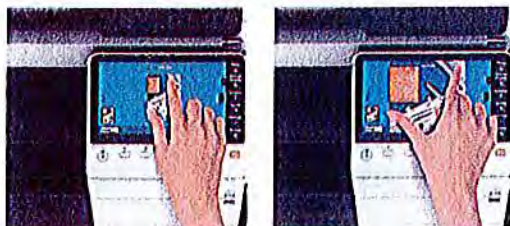
An innovative ultrasonic double-feed sensor detects when more than one sheet enters the feeder. The sensor will alert you to rectify the feed straight away. You'll find this feature invaluable when scanning documents that have a high page count.



Intuitive control with InfoPalette touch panel



An intuitive 10" touch screen features 'flick and drag' and 'pinch and zoom' operation similar to that of popular mobile tablet devices. The familiar fingertip controls, horizontal scrolling and pop-up menus enable simpler navigation. It's all there on a single intuitive screen, and most people will be able to use it with minimal instruction. This interface is also highly customisable to your requirements.



Automatic backups for peace of mind*

The risk of losing your precious corporate data can be minimised, with this optional feature. You can specify these bizhub MFPs with a virtually failure-proof data protection system, based on two separate hard drives. The data on one hard drive is 'mirrored' on a second drive – so your data is retained automatically in the event of a failure. It's worth considering, to put your mind at rest.

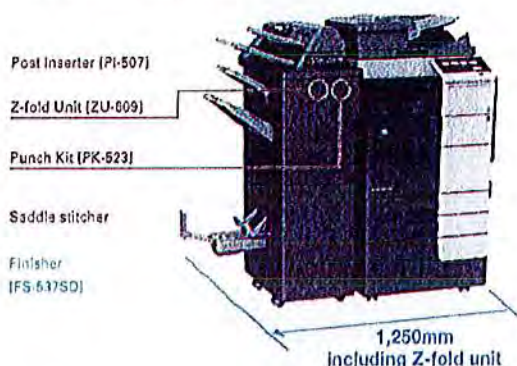
*Second HDD is optional and is required in order to achieve automatic backup.

Optional advanced finisher with built-in Z-folding unit

When you want to create and present documents with the highest levels of finish, these new bizhub models deliver every time. With this option, you can take advantage of an advanced finisher with integrated Z-folding capabilities.

The finisher enables you to bind your documents with 'saddle-stitching', for a truly professional result. There's a minimum of waiting, because you can bind a document virtually at the same time as it is copied or printed.

The bizhub C458, C558 and C658 achieve all this in a footprint that's surprisingly small. So they take up a minimum of valuable office space.



Wireless mobile and cloud connectivity

Today's workplace is rapidly evolving, with mobile technology providing employees with greater flexibility. In many cases, staff can now work from home or other locations outside the office. This can deliver many business benefits, including improved overall efficiency and employee time management.

With these state-of-the-art MFPs, your staff or customers can use their mobile phones and tablets for effortless printing – anytime, anywhere. People can take advantage of full wireless connectivity, using popular mobile platforms such as iOS and Android. This approach also ensures high levels of security, thanks to robust user authentication procedures.



bizhub

Easy connectivity



Connect with mobile devices

Enjoy a flexible mobile work style by using bizhub C368/C308/C258 together with iOS, Android and Windows 10 mobile devices. Users can take advantage of printing and other bizhub features through their favourite industry standard mobile technologies (see below).

bizhub Remote Access

The bizhub Remote Access app allows operation of bizhub C368/C308/C258 from Android devices and iPhone/iPad/iPod touch. Users can wirelessly operate bizhub hardware and software keys, enter data, import scanned data and send data using the mobile device's address book and more.

Convenient Mobile Touch Area

Pair Android mobile devices¹ with bizhub C368/C308/C258 by simply holding them close to the Mobile Touch Area on the multi-touch screen. NFC (Near Field Communication) ensures smooth, quick connections. The Mobile Touch Area can also be used to log in, print files, scan documents and import scanned data.² iOS devices pair using Bluetooth LE (BLE).³

¹ Android OS 4.4 or higher and Konica Minolta Mobile Print must be installed.

² Initial setup required for logging in. Wireless LAN environment required for printing and scanning.

³ Optional Device Connection I/F Kit EX-609 is required.

Wireless LAN^{*}

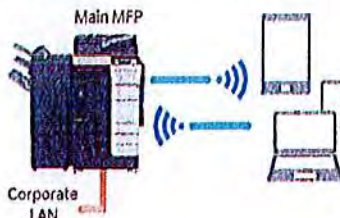
Access Point mode and Simple Access Point mode via Wireless LAN allow computers and mobile devices in your office to wirelessly connect with bizhub C368/C308/C258. This creates a fully independent network that supports BYOD (bring your own device) without additional investment. Connection with your company's existing wireless LAN is also supported.

^{*} Optional Upgrade Kit UK-212 or UK-215 is required.

QR code display screen



AP mode and Simple AP mode (Wireless LAN)



Up to 5 devices can access bizhub C368/C308/C258 simultaneously in AP mode with UK-212 equipped. Up to 4 devices can access bizhub C368/C308/C258 simultaneously in Simple AP mode with UK-215.

Connect instantly without print drivers to industry standard mobile technologies



AirPrint

Print from any compatible printer on your company's wireless LAN using AirPrint, Apple's standard printing system. It is compatible with iOS 4.2 and Mac OS 10.7 or later.



Mopria Print Service

This wireless printing technology provides a universal print driver for printing from devices installed with Android 4.4 or later.



Google Cloud Print

Leading technology connects bizhub C368/C308/C258 with the web so users can print from anywhere outside the office regardless of OS, device or application.

Note: Google Cloud Print Setup and Google account registration are required.



Konica Minolta Print Service

This application enables printing directly from devices running Android 4.4 or later through your company's wireless LAN.



Konica Minolta Mobile Print

Connect mobile devices with bizhub C368/C308/C258 via Wi-Fi to print documents and images as well as import scanned data.

Windows 10	Android	iOS
✓	✓	✓
✓	✓	✓
✓	✓	✓
✓	✓	✓
✓	✓	✓

Tab 6

Prepared by and return to:
Dana Crosby Collier, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SIGNAGE AND LANDSCAPING EASEMENT AGREEMENT

This Signage and Landscaping Easement Agreement (“**Agreement**”) is made effective as of the ____ day of _____, 2021, by and between **The Groves Community Development District** (the “**Grantor**”), a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, and **The Groves Golf & Country Club Master Association, Inc.**, a Florida corporation, whose mailing address is 7924 Melogold Circle, Land O’ Lakes, Florida 34637 (the “**Grantee**”).

RECITALS

WHEREAS, Grantor owns certain property located in Pasco County, Florida, a part of which is more particularly described in **Exhibit “A”** (the “**Parcel**”).

WHEREAS, the Grantee desires, and Grantor has agreed to grant to the Grantee, an easement for the purpose of accessing, installing, constructing, reconstructing, repairing, and maintaining a monument sign and landscaping lying within the Parcel.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Signage Easement. Grantor hereby gives, grants, and conveys to the Grantee a perpetual non-exclusive easement (the “**Easement**”) over and across the Parcel for the limited purpose of accessing, installing, constructing, reconstructing, repairing, and maintaining a monument sign, together with associated landscaping lying within the Parcel (the “**Improvements**”).

3. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of Grantor and the Grantee in a written instrument duly recorded in the Public Records of Pasco County, Florida.

b. Costs and Expenses. All costs and expenses associated with the Improvements and use of the Easement shall be the sole responsibility of the Grantee.

c. Code Compliance. Grantee shall obtain all required governmental approvals for the Improvements and maintain the same in accordance with all applicable codes, regulations, and restrictions, without expense to Grantor.

d. Binding Effect. Grantor hereby represents that the Grantor has good right and authority to grant the Easement described herein. The burdens of the Easement granted herein shall run with the Parcel and shall bind the owners thereof, and their respective successors, and assigns.

e. Indemnification. Grantee hereby indemnifies, defends and holds the Grantor, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against: (1) any claim, damage, liability, personal injury, death, or other harm arising in any manner whatsoever from or in connection with Grantee's Improvements and use of the Easement; (2) any and all claims whatsoever arising from any damage to the Improvements, including without limitation damage caused by Grantor's agents and contractors; and (3) any damage to public utilities, County improvements or structures located within the Easement.

f. Insurance. Throughout the term of this Agreement, the Grantee shall maintain commercial general liability insurance covering any injuries or damages that may occur in relationship with the Improvements.

g. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

h. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

4. Title Search. This Easement was prepared at the request of the parties without the benefit of a title search.

**Signed, sealed, and delivered
in the presence of:**

**GRANTOR:
The Groves Community Development
District**

By: _____
Name: _____

By: _____
Name: _____
Its: Chair/Vice Chair

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____, Chair/Vice Chair of the Board of Supervisors of The Groves Community Development District, for and on behalf of the District, ☐ who is personally known to me or ☐ who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

**Signed, sealed, and delivered
in the presence of:**

By: _____
Name: _____

By: _____
Name: _____

GRANTEE:
The Groves Golf & Country Club
Master Association, Inc., a Florida
corporation

By: _____
Name: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

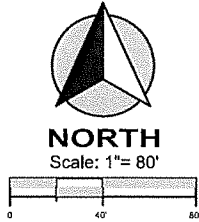
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____, as _____ of The Groves Golf & Country Club Master Association, Inc., a Florida corporation, for and on behalf of the company, ☐ who is personally known to me or ☐ who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST

PASCO COUNTY, FLORIDA



NORTH

Scale: 1"= 80'

FESTIVE GROVES BOULEVARD

 POINT OF COMMENCEMENT
 NW CORNER TRACT GC1-2

 TRACT "P1" (P)
 (POND) (DRAINAGE EASEMENT)(P)

 TRACT "GC1-2" (P)
 (GOLF COURSE)(P)

U.S. HIGHWAY 41

S 52°39'26" E
17.39'N 37°22'24" E
36.05'N 52°31'26" W
14.40'N 40°01'10" E
18.79'N 58°58'02" E
18.00'N 89°25'15" E
14.41'

POINT OF BEGINNING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.75'	40.00'	46°54'23"	S 47°39'47" E	31.84'
C2	54.57'	45.00'	69°29'06"	N 74°08'36" E	51.29'
C3	92.48'	70.00'	75°41'47"	N 77°14'46" E	85.90'
C4	58.25'	130.00'	25°40'16"	S 77°44'35" E	57.76'
C5	31.89'	60.00'	30°27'24"	N 74°11'38" E	31.52'
C6	54.95'	2000.00'	01°34'27"	N 40°48'23" E	54.95'
C7	36.21'	2000.00'	01°02'14"	S 42°06'44" E	36.21'

Bearings shown hereon are based upon the record plat of GROVES - PHASE 1A, Plat Book 39, Page 120, as recorded in the Public Records of Pasco County, Florida.

THIS SKETCH IS NOT A SURVEY

NO.	DATE:	REVISION

PREPARED FOR:

THE GROVES CDD

 12750 CITRUS PARK LANE, SUITE 115
 TAMPA, FL 33625
TEL: 813-933-5571 <https://www.thegrovescdd.org/>

PROJECT NAME:

THE GROVES TRACT "P1"

SHEET TITLE:

PROPOSED SIGN EASEMENT


 2000 E. 11th Avenue, Suite 300
 Tampa, FL 33605
 TEL: 813.314.0314
 FAX: 813.314.0345
 www.jmt.com
 Licensed Business No. 8146

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST

PASCO COUNTY, FLORIDA

That part of Tract "P1", GROVES - PHASE IA, as recorded in Plat Book 39, Page 120, Public Records of Pasco County, Florida, and being more particularly described as:

Commencing at the northwest corner of Tract "GC1-2" of said GROVES - PHASE IA (said corner also being the southerly intersection of the easterly right-of-way line of U.S. Highway 41 and the southerly right-of-way line of Festive Groves Boulevard); thence along the northerly boundary of said Tract "GC1-2", N 65°47'12" E, 66.00' to the boundary of Tract "P1"; thence along said boundary of said Tract "P1" the following thirteen (13) courses and distances; 1) thence S 24°12'48" E, 63.02' to a point of curvature; 2) thence along a curve to the left, having an arc length of 32.75', and a radius of 40.00', (chord bearing S 47°39'47" E, 31.84') to a point of tangency; 3) thence S 71°06'45" E, 18.36' to a point of curvature; 4) thence along a curve to the left, having an arc length of 54.57', and a radius of 45.00', (chord bearing N 74°08'36" E, 51.29') to a point of tangency; 5) thence N 39°23'57" E, 55.27' to a point of curvature; 6) thence along a curve to the right, having an arc length of 92.48', and a radius of 70.00', (chord bearing N 77°14'46" E, 85.90') to a point of tangency; 7) thence S 64°54'25" E, 64.77' to a point of curvature; 8) thence along a curve to the left, having an arc length of 58.25', and a radius of 130.00', (chord bearing S 77°44'35" E, 57.76') to a point of tangency; 9) thence N 89°25'15" E, 14.41' to a point of curvature; 10) thence along a curve to the left, having an arc length of 31.89', and a radius of 60.00', (chord bearing N 74°11'38" E, 31.52') to a point of tangency; 11) thence N 58°58'02" E, 18.00'; 12) thence N 40°01'10" E, 18.79' to a point of curvature; 13) thence along a curve to the right, having an arc length of 54.95', and a radius of 2000.00', (chord bearing N 40°48'23" E, 54.95') to the Point of Beginning; thence N 52°31'26" W, 14.40'; thence N 37°22'24" E, 36.05'; thence S 52°39'26" E, 17.39' to a point on a non-tangent curve; thence along said curve to the left, having an arc length of 36.21', with a radius of 2000.00', (chord bearing of S 42°06'44" W, 36.21') to the Point of Beginning.

Containing 571.3 square feet, more or less.

NO.	DATE:	REVISION

PREPARED FOR:

THE GROVES CDD

12750 CITRUS PARK LANE, SUITE 115
TAMPA, FL 33625

TEL: 813-933-5571 <https://www.thegrovescdd.org/>

PROJECT NAME:

THE GROVES TRACT "P1"

SHEET TITLE:

PROPOSED SIGN EASEMENT



2000 E. 11th Avenue, Suite 300
Tampa, FL 33605
TEL: 813.314.0314
FAX: 813.314.0345
www.jmt.com
Licensed Business No. 8146

Tab 7



The Groves CDD Aquatics

Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Kevin Riemensperger
8/23/2021 2:04 PM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 17



Comments:
Pond 17's condition is in the process of improving from prior treatment. Scattered patches of filamentous algae have broken up, and are dissolving as they decay. There is no nuisance grass activity on this pond. A follow-up visitation will expedite the dissolution.



Site: 20



Comments:
Waterway 20 is in good health. Though some areas of the channel are heavily vegetated, the bulk of the waterbody is clear, with no flow restricting vegetation. Salvinia, Spatterdock, and a mild amount of filamentous algae can be spotted along the waterway, though these do not impede flow.



Site: 2



Pond 2A is in great health, There is a mild amount of grass activity along the perimeter, with no algae whatsoever. Routine maintenance and monitoring will continue.

Site: 2



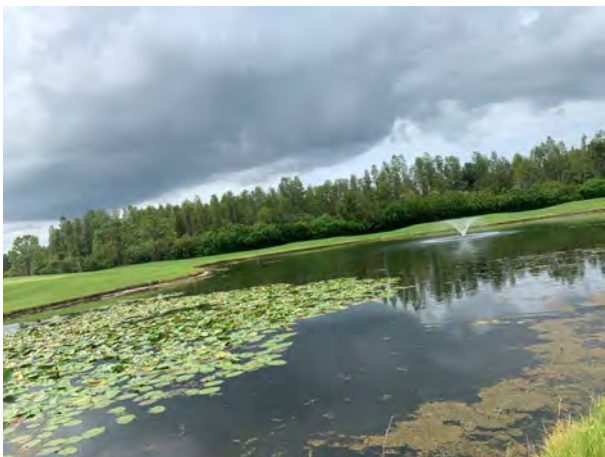
Comments:
Pond 2B is in great condition. Spatterdock is present along the interior of the waterbody, though the growth is not thick, and features no surface filamentous algae growth. Grass activity is under control. There is only a moderate amount of submerged algae, to be addressed on the next maintenance visit.

Site: 7



Pond 7 is in good health. The Spatterdock present on this pond continues to be kept from expanding its reach. There is a seasonal algae bloom along the northern bank of the pond. This will be addressed on the next visitation.

Site: 2



Pond 2C1's filamentous algae bloom continues to recede, existing as only sparse-moderate patches along the perimeter. Treatments continue to be applied accordingly, with the next maintenance visit scheduled on the 31st.

Site: 2



Pond 2C2's condition is similar to it's sister-pond, surface algae is present in moderate amounts along the perimeter and within the eastern corner. The interior is clear. No nuisance grass activity was observed.

Site: 4



Pond 4 is in great condition. Aside from mild planktonic algae, no issues were noted in this pond. Routine maintenance and monitoring will continue.

Site: 10



Sump 10 condition has improved, though is not ideal efforts to combat the nuisance grasses along the edge continue. There are small patches of filamentous algae along the bank, having formed from decaying organic materials in the pond. These will be addressed on the next visitation.

Site:



Pond F-S is in great condition. The water is clear of all algae activity and there are no nuisance grasses along the bank. However there are some outcroppings of Dwarf Babytears spotted in some locations, to be addressed the next scheduled maintenance event.



Management Summary

In a similar manner to the previous month, August's tropical storms and rains have led to higher water levels in The Groves' retention ponds, as well as the wetlands bordering the ponds. Increased rainfall and water levels can aid in improved aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains: fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. This is especially common in a community where many of the ponds are bordered by golf course greenery (which is where we are seeing the most consistent blooms). In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

That being said, at the time of this inspection, The Groves' observed retention ponds are generally in great condition, though there are outliers. Ponds that directly border golf course greenery, such as 2C1, 2C2, 3A, & Sump 10, receive the most direct influx of fertilizers applied to the course, and we are seeing complementary levels of algal growth in these particular ponds. Treatments continue to rectify the issue but this appears that it will be a cyclical battle of growth and redirection of nutrients during the wet season, when conditions are primed to allow such takeovers.

In other ponds, the timely rains have done an excellent job repressing the growth of surface algae in most of the ponds (though there are still those that require a more watchful eye), while prior treatment of shoreline grasses has prevented their takeover during a period of time where grass treatments must be reduced in order to prevent collateral damage.

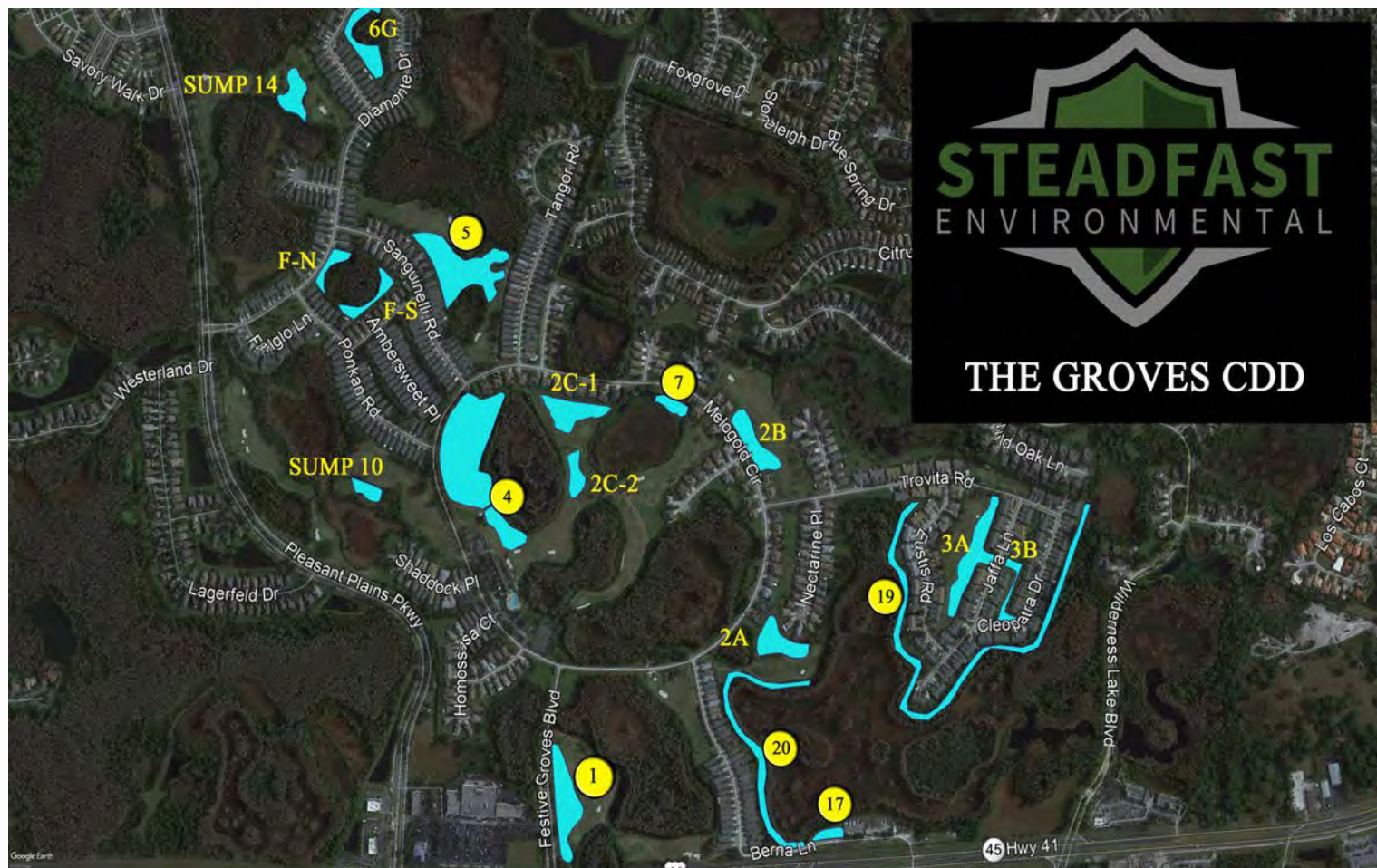
Recommendations / Action Items

Continue to suppress seasonal algae blooms.

Curtail and control existing nuisance grass growth.

Stay alert for debris items entering the ponds.

Thank you for choosing Steadfast Environmental!



Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Tab 8

Monthly Manager's Report – August 2021



The Groves CDD Golf & Country Club
7924 Melogold Circle
Land O Lakes, FL 34637
813-995-2832

Operations/Maintenance Updates August 2021

- Reviewing contracts: Focus was Security & Landscaping this month
- Multiple Cut-backs made on encroaching Conservation landscaping
- Meter readings completed by staff
- Decreased barcode/key fob issues this month. All handled on case-by-case basis. Database of residents continues to be rebuilt.
- Multiple pool/hot tub issues. All "repaired" until pool renovation happens.
- Continued issues with Fountains secondary to vegetation/algae growing at base of fountains. Steadfast notified.
- Continued issues with multiple gate repairs, and access for residents. Reviewing possible solutions
- ESS Security assumed the security at front gate full time.
- Guard House mini-fridge broke. New one was purchased.
- Multiple service calls from Securiteam for both front & back gates.
- Requested estimate for cameras to be placed in back maintenance area. TBD
- Accident at front of property, currently being resolved.
- Lanai Estimate was confirmed to be valid for a Sept 7th, vote.
- Flag lowered to half-staff, will be raised again on Monday the 28th.
- Pool Gate Repaired
- Diamonte fountain repair complete
- Grill/Dog Park/Maintenance signs delivered and installed
- Multiple Sprinkler repairs throughout the community
- Some lighting repaired inside clubhouse: Craft room/Library
- Ordered and installed multiple shelves for library.



Rizzetta & Company

- Damaged fence at 21038 Tangor. Appears to be vandalism. Requested repair estimates. STILL AWAITING ESTIMATE
- Flooding issue @ 21038 & 21034 Tangor and 7425 Trovita. Investigating.
- Bayscape/Back 9 Bistro process continues. Awaiting contract signing/Liquor Lic. transfer
- Significant lightening damage done to electrical lines near Hole #14. Shared cost with HOA/Golf. Repairs complete.
- CDD approved two new positions. Part-time maintenance and Full-time admin assistant. Interview continue for maintenance position. Administrative position has been filled, awaiting background check to clear prior to announcement and start date.
- Yolanda Replacement started on 8/23/21
- Constructing Daily/Weekly/Monthly Maintenance Checklists continue as time allows
- Approved Gutter project contracts signed, and will begin installation in end of September.
- 10 long range walkie-talkies delivered to be used for by staff and future events.
- First phase of upgrading sound system complete. New microphones delivered and tested throughout the month.
- Uniforms ordered for staff
- Traffic signs & speed reduction measures continue to be investigated.
- Continued issues with RingCentral phone service, working on possible resolutions
- Bayscape reports and continues to reduce staff, events, and menu items.
- Karaoke & Trivia night cancelled by Bayscape starting Sept 1st.
- Residents are working on keeping the Karaoke & Trivia open during Bayscape/Back 9 Bistro transition.
- Staff informed of no parking between the garden and dumpster
- Continue to monitor COVID, currently we will follow the lead of the Pasco County Health Department
- Pasco County Health Department is not doing booster shots at this time. They have put our community at top of list if they do decide to do them.
- Started investigation and research with engineer on possible repairs for the drainage by the backdoor of the main club house
- All late invoices have been resolved with World of Lawncraft. Recommend a contract for maintenance if board continues to us their service in the current manner.
- Front Pond project completed.
- Blood Drive & Health screenings we done during the past month.
- Meeting with HOA discussed to return all sprinklers to the same timers, to decrease the workload on the pumps.
- Requested repairs for gym equipment, and meeting with Fitlogic to review current contract and services.
- Dirt from pond project relocated to back maintenance area.



Projected Projects

- Pool Renovation
 - 1.5 x Estimates: No new proposals. Two scheduled for first week of September. Have contacted and requested estimates from 11 pool companies in past month.
- Lanai
 - 3 x Estimates
- Gutters
 - Approved. Work begins last week of September
- Copy Machine
 - 4 x Estimates
- Sidewalk proposal completed from prior vendor.
- Shuffleboard Proposal



Rizzetta & Company

Tab 9

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 Thursday, August 3, 2021 at 6:30 p.m., at The Rizzetta & Co. Inc, District office located at 8544 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544.

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 (via conference call)
James Nearey	Board Supervisor, Assistant Secretary

Also present were:

Gregory Cox	District Manager, Rizzetta & Co, Inc.
Bob Schleifer	COO, Rizzetta & Co, Inc.
Dana Collier	District Counsel, Straley, Robin & Vericker
Gregg Gruhl	RASI
Beesan Mustafa	Clubhouse Manager
Nick Shaffery	HOA, Rizzetta & Co, Inc.

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

Audience members were present but no comments were given from the audience.

THIRD ORDER OF BUSINESS

**Discussion and Ratification of Actions
Taken at the Emergency Meeting on
7/22/2021**

Mr. Cox provided a summary of the actions taken by the Board at the Emergency Meeting held July 22, 2021. He explained that Bayscape (restaurant vendor) had sent a letter informing the Board of their intent not to renew their contract to operate the Grill. The Board took action to direct staff to initiate the process for seeking vendors to take on that responsibility.

On a motion from Mr. Allison, seconded by Mr. Neary, the Board unanimously approved to ratify the actions of the Board taken at the July 22, 2021 Emergency CDD meeting, for The Groves CDD.

FOURTH ORDER OF BUSINESS

**Discussion of Amenity Services
Contract**

Ms. Collier provided the Board with the revisions made to the Third Addendum to the Contract for Professional Amenity Services which was approved at the July 6, 2021 meeting, contingent upon changes to the Non-Compete Clause. She explained that the new language states that after twelve months of performance by both parties, the District may solicit to contract with any employees employed by Rizzetta.

The Board requested that this language be changed to six months and Mr. Bob Schleifer, COO for Rizzetta and Company, was present and agreed.

On a motion from Mr. Loar, seconded by Mr. Neary, the Board unanimously approved the Third Addendum to the Contract for Professional Amenity Services, as amended, with Rizzetta & Company, Inc., for The Groves CDD.

FIFTH ORDER OF BUSINESS

**Discussion of Assistant Operations
Manager**

The Board discussed the previously considered position of Assistant Operations Manager, whether it should be removed or converted to an Administrative Assistant position and whether the funds allocated currently should be removed or not from the budget.

On a motion from Mr. Allison, seconded by Mr. Neary, the Board unanimously approved to convert the position of Assistant Operations Manager to an Administrative Assistant position and to retain the funds currently in the budget, for The Groves CDD.

SIXTH ORDER OF BUSINESS

**Consideration of Finn-Outdoor
Drainage Pipe Excavation & Repair
Proposal**

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved a Finn-Outdoor drainage pipe excavation and repair proposal for \$3,200 with the understanding that the proposal includes any de-watering that may be required, for The Groves CDD.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Setting the Meeting Schedule for FY
2021-2022**

The Board considered Resolution 2021-04, Setting the Meeting Schedule for FY 21-22 and amended the schedule moving the November and January meetings to the following Tuesday.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved to adopt Resolution 2021-04, Setting the Meeting Schedule for FY 21-22, as amended, for The Groves CDD.

EIGHTH ORDER OF BUSINESS

**Discussion of Alternatives to Prevent
Speeding in the Community**

The Board discussed options for addressing speeding within the Community. The Board approved to proceed with stop signs installations but requested that Mr. Mustafa research the speed monitoring signs that flash when speeding is detected and to bring that information back to the Board.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board approved with a 4-1 vote, with Ms. Cunningham voting no, to have stop signs installed at the intersections decided upon and directed staff to proceed with the necessary Resolution and actions to implement the installations, for The Groves CDD.

NINTH ORDER OF BUSINESS

**Discussion of Wildlife Signs at
Community Entrances**

The Board discussed the topic of wildlife signage being installed at locations around the community to alert drivers to their presence.

The Board requested that District Counsel research to determine if the signage is permitted to be installed along the right of way.

The Board requested that the next newsletter include information that feeding wildlife is not permitted and that a "no feeding of wildlife" be added to the entrance marquee. The Board requested this topic be on the next regular meeting agenda.

TENTH ORDER OF BUSINESS

Discussion of Alternative Management Companies

The Board discussed the topic of consideration of alternative management companies to perform District Services for the CDD.

Mr. Boutin discussed that he had received proposal information from Inframark, GMS and DPFPG and had that circulated that information to the other Board members and requested whether the Board members desired to have interviews set up with these companies.

The remaining Board members discussed their position on the topic and they did not desire to hold interviews at this time.

The general opinion was that Rizzetta was working to improve and has shown improvement and that more time would be needed to determine if the improvement continues and is sustained.

ELEVENTH ORDER OF BUSINESS

Consideration of Pool Proposals

The Board discussed the topic of pool proposals for renovation, tabled the topic until the next regular meeting and requested the Mr. Mustafa gather additional information.

TWELFTH ORDER OF BUSINESS

Consideration of Lanai Proposals

The Board discussed the topic of the lanai renovation and tabled the topic until the next regular meeting.

The Board requested that Mr. Mustafa find out more about the proposed "composite" material in one proposal and to try to get a timeline of the schedule.

Ms. Cunningham requested that information be gathered regarding the status of the soil under the pool and its stability.

The Board discussed whether the lanai work should precede the pool or work or be completed after.

The Board also discussed the option of permitting the approved vendor to purchase materials and hold to avoid later price increases.

The Board requested that the topic be added to the next regular meeting agenda.

THIRTEENTH ORDER OF BUSINESS**Consideration of Gutter Proposal**

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved a proposal from Taylor Gardner Gutters for \$3,700 for new gutter and related materials installation on CDD facilities, for The Groves CDD.

FOURTEENTH ORDER OF BUSINESS**Consideration of Copier Proposal**

The Board considered proposals for purchase or leasing of a new copier machine. The Board tabled the decision to the next regular meeting and requested staff to get additional information on supply costs. Mr. Loar requested that Mr. Mustafa coordinate the HOA as the HOA uses the copier as well

****At 8:08 p.m., the Board recessed the meeting for approximately 10 minutes****

FIFTEENTH ORDER OF BUSINESS**Public Hearing on Fiscal Year 2021-2022 Final Budget**

The Board considered the previously approved proposed budget for fiscal year 2021-2022 and opened a public hearing for the public to address the Board on this subject.

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved to open the public hearing for the adoption of the budget for fiscal year 2021-2022, for The Groves CDD.

The Board received comments from members of the public on the proposed budget, the proposed budget increase in assessments, the need for the Board to not increase assessments, the need to continue to increase assessments and the need for the Board to continually seek ways to be more fiscally responsible.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the budget as proposed, for The Groves CDD.

On a motion from Mr. Boutin, seconded by Mr. Loar, the Board unanimously approved to adopt Resolution 2021-05, adopting the FY 2021-2022 Final Budget, for The Groves CDD.

On a motion from Mr. Loar, seconded by Mr. Boutin, the Board unanimously approved to adopt Resolution 2021-06, Imposing Special Assessments & Certifying an Assessment Roll, for The Groves CDD.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to close the public hearing for the adoption of the budget for fiscal year 2021-2022, for The Groves CDD.

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

The Board received a District Counsel update from Ms. Dana Collier. Mr. Boutin requested that Ms. Collier research to determine what documentation should be in place regarding the HOA owned signage located on CDD property

B. District Engineer

The Board received a District Engineer update from Mr. Robert Dvorak, with JMT. He presented the District Engineer report and requested Board guidance as to whether the Golf Club would need the dirt excavated from the pond work at the entrance. The Board confirmed the dirt was wanted and that Finn-Outdoor can coordinate with Mr. Mustafa.

C. Aquatic Report – July Waterway and Canal Report

The Board reviewed the July aquatic maintenance report from Steadfast Environmental. Mr. Loar expressed his concern regarding the treated and decaying algae covering the surface of pond 3A. He noted that it can be easily removed and suggested that Mr. Mustafa see if it might be a task his maintenance staff could perform.

D. Clubhouse Manager

The Board received an Operations Manager update from Mr. Mustafa.

Mr. Boutin requested that actions be taken before the next regular meeting to have the maintenance facility area cleaned up. Mr. Loar requested that Mr. Mustafa have someone check area where someone has been dumping tree trimming waste.

E. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next regular meeting was scheduled for September 7, 2021 at 10:00 a.m.

Mr. Nick Shaffery provided the Board with an update of the 90-Day Plan. He requested that the Board consider closing out the 90-Day Improvement Plan at this point and converting it to an Action Plan but confirmed that there remained two items on the plan not fully completed.

Ms. Cunningham objected to closing the initial plan and requested that there be 60- and 90-day checkpoints to check if the improvements made to date were continuing and that monthly updates on the remaining items be continued.

SEVENTHEENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Special Meeting held on June 17, 2021**

The Board considered and amended the minutes of the CDD Board of Supervisors' special meeting held June 17, 2021.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved, as amended, the minutes of the CDD Board of Supervisors' special meeting held June 17, 2021, for The Groves CDD.

EIGHTEENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Meeting held on July 16, 2021**

The Board considered and amended the minutes of the CDD Board of Supervisors' regular meeting held July 16, 2021.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved, as amended, the minutes of the CDD Board of Supervisors' regular meeting held July 16, 2021, for The Groves CDD.

NINETEENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Emergency Meeting held on July 22, 2021**

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved the minutes of the CDD Board of Supervisors' emergency meeting held July 22, 2021, for The Groves CDD.

TWENTIETH ORDER OF BUSINESS **Consideration of Operations and Maintenance Expenditures for June 2021**

The Board received the Operation and Maintenance Expenditures for June 2021 in the amount of \$ 95,026.38.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board approved to accept and file the Operations and Maintenance Expenditures Report for June 2021, for The Groves CDD.

TWENTY-FIRST ORDER OF BUSINESS **Supervisor Requests**

During Supervisor Requests, Ms. Cunningham requested to discuss the CDD funding of tree trimming behind resident's homes and the topic was directed to be added to the next regular meeting. Ms. Cunningham requested that Mr. Mustafa look at

the storage area at the back of the clubhouse to see if space could be made for residents' activities storage.

Mr. Loar requested if the Board would be okay with his asking the HOA's new vendor to examine the CDD's Spectrum invoices to determine if the CDD was getting all it was paying for and if improvements could be made, and the Board members individually approved.

TWENTY-SECOND 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. Loar, seconded by Mr. Nearey, the Board approved to adjourn the Board meeting at 9:52 p.m., for The Groves CDD.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 10

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 special meeting of the Board of Supervisors of The Groves Community Development District was held on **Wednesday, August 18, 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 (via conference call)

Also present were:

Gregory Cox	District Manager, Rizzetta & Co, Inc.
Dana Collier	District Counsel, Straley, Robin & Vericker
Beesan "Moose" Mustafa	Operations Manager

Audience: **Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Gregory Cox called the special meeting to order, performed roll call, and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

There were audience members present but no comments were presented to the Board.

THIRD ORDER OF BUSINESS **Pre-Bid Question and Answers for
Interested Restaurant Vendors**

The Board participated in a question and answer / discussion with Mr. and Mrs. Mike and Simone Tolley regarding their interest in submitting a proposal to take over the clubhouse facility restaurant operations upon the departure of the current operator when their agreement expires on October 14, 2021.

The Board, the Tolley's and various audience members participated in the session and discussed how the operation was expected to proceed and operate.

The proposals from interested vendors were required to be submitted by August 23, 2021. The Tolley's were the only vendor to submit a proposal and be present for the advertised question and answer session.

The Board is scheduled to receive full proposal presentations at an August 25, 2021, Special Meeting.

Ms. Collier indicated that she would be forwarding current lease information to the Tolley's as requested.

FOURTH ORDER OF BUSINESS

Discussion of Lanai Project

The Board members discussed the topic of the lanai renovation project and whether it should proceed right away or wait until the after the pool work project was completed.

Several Board members expressed interest in starting the project as soon as possible for a variety of reasons to include the increasing costs of materials.

Additional comments included the request that the potential new restaurant operator be able to provide input in the renovation plans.

The Board requested that Mr. Mustafa contact those bidding on the lanai project to see if they will consider holding the quoted material costs for a longer period of time.

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board approved, with a 3-2 vote, with Mr. Boutin and Mr. Allison voting no, to table the topic until the September 7, 2021, CDD Board meeting and have the topic of Consideration of Approval of the Lanai Project added to agenda, for The Groves CDD.

The Board discussed the topic of the depression behind the 7501 Melogold Circle address and the results of the excavation of the drainage pipe at the area.

The vendor, Finn Outdoor, had identified that there was a 12 inch plus size hole in the drainage pipe and was now recommending a replacement of an 8-foot section of pipe versus trying to repair such a large hole. Finn Outdoor provided a proposal for \$12,500 which includes the amount of \$3,250 for the previous proposal on the project.

The Board approved the proposal which results in an additional \$9,250 to complete the repair project. The Board requested that District Counsel prepare the required contract addendums for this work.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board approved a proposal for \$12,500 from Finn Outdoor for drainage pipe repair work, represents the initial work for \$3,250 plus \$9,250 for additional required work, for The Groves CDD.

FIFTH ORDER OF BUSINESS

Supervisor Requests

During the Supervisor Requests agenda item, Mr. Allison explained that he had been working with the road repair vendor and that the vendor had recommended that approved repair work be delayed until cooler months as the roads were currently too hot for the work to be properly completed. No Board members disagreed with this recommendation.

Ms. Cunningham discussed the need for security for Mr. Mustafa's computer due to the nature of the data and information kept on it and Mr. Allison volunteered to investigate the issue.

SIXTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved to adjourn the meeting at 11:34 a.m., for The Groves CDD.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 11

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 special meeting of the Board of Supervisors of The Groves Community Development District was held on **Wednesday, August 25, 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.
Dana Collier	District Counsel, Straley, Robin & Vericker
Beesan "Moose" Mustafa	Operations Manager

Audience: **Present**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Gregory Cox called the special meeting to order, performed roll call, and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

THIRD ORDER OF BUSINESS **Review and Consideration of Vendor Presentations**

Mr. Boutin opened the discussion of the proposal from Mr. Mike Tolley and Ms. Simone Tolley, representing Back 9 Bistro, for the operation of the Clubhouse restaurant.

Mr. and Mrs. Tolley provided a summary of their vision of the operations to include adding additional sports TV, potential sawdust shuffleboard, a sports theme, and their desire to operate a food and beverage cart on the golf course. They requested any code violation issues be resolved if they exist and explained that all needed

licensing applications are ready to be sent once their proposal approval is granted. They discussed equipment that needs upgrading and noted that the proposal includes a \$6,000 forbearance request (\$500 per month x first 12 months). Mr. Boutin requested that District Counsel prepare the contract with a \$1 per month fee for the first 12 months.

District Counsel provided an update of the status of the Civic Club liquor license and the current limitations / restrictions in place based on that license. The Board discussed the need for perform additional research on the license requirements for the beverage cart and the ability to expand the footprint of the current license for the entire Civic Center or the entire The Groves CDD property.

On a motion from Mr. Nearey, seconded by Mr. Boutin, the Board unanimously approved to have Grace Yang explore the possibility of having the Civic Center 4COPSCX liquor license footprint encompass all The Groves property, for The Groves CDD.

The Board received audience comments and questions regarding the operation of the restaurant. Questions included the topics of corkage fees (probably yes); the need for a quiet place to eat; hours of operation (9 a.m. to 9 p.m. but maybe earlier or later); listening to food suggestions; use of reservations (probably some); plans for lanai screens and open windows (yes).

Ms. Cunningham asked additional questions regarding the number of TVs to be installed; adequacy of lanai renovation design plans; additional door installation plans; adequacy of current tables on lanai; and any other items the vendor feels are needed (possibly upgraded ceiling fans).

The Board discussed the process moving forward for the approval of the proposal and it was explained that the Board can direct staff to proceed with negotiations and contract preparation with Back 9 Bistro but that the final vote was advertised for the September 7, 2021 CDD meeting.

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved to direct staff to proceed with negotiations and contract preparations with Back 9 Bistro for operation of the Civic Center restaurant, for The Groves CDD.

FOURTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Allison requested that the Board consider changing the previous decision to make the new Administrative Assistant position part time to full time. The Board opened the topic up for audience comments since the topic was not on the agenda.

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved to make the newly established Administrative Assistant position a full-time position, for The Groves CDD.

Mr. Loar requested that the topic of A Christmas Lighting Presentation be added to the next CDD regular meeting agenda.

FIFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 11:13 a.m., for The Groves CDD.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 12

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel · Florida · 813-994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.thegrovescdd.org

Operation and Maintenance Expenditures July 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$115,108.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Groves Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adept Gutters LLC	007674	060621	Gutter Installation 06/21	\$ 2,530.00
Brighthouse Networks	007675	046594101061021	7924 Melogold Circle-Golf & Club 06/21	\$ 752.45
Brighthouse Networks	20210726-1	46594101071021	7924 Melogold Circle-Golf & Club 07/21	\$ 261.95
Brighthouse Networks	007695	051389101062421	7924 Melogold Cir Back Gate 06/21	\$ 123.17
Brighthouse Networks	007707	088099301061921	Internet for Master Business Accts 06/21	\$ 295.49
Brighthouse Networks	007695	091844201062421	7924 Melogold Cir 06/21	\$ 111.58
Central Termite & Pest Control Inc.	007716	070521	Annual Service Renewal 07/21	\$ 290.00
Central Termite & Pest Control Inc.	007676	78642	Pest Control Monthly 06/21	\$ 50.00
Central Termite & Pest Control Inc.	007708	78965	Pest Control - Rodent Station 07/21	\$ 50.00
Central Termite & Pest Control Inc.	007676	82712	Rodent Station Monitoring 06/21	\$ 52.00

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Central Termite & Pest Control Inc.	007708	82713	Pest Control Monthly 07/21	\$ 52.00
Christina Cunningham	007718	CC070621	Board Of Supervisors Meeting 07/06/21	\$ 200.00
City of Clearwater	007677	4156233 06/21	7924 Melogold Circle 06/21	\$ 667.92
Clean Sweep Supply Co., Inc.	007709	00213546	Janitorial Supplies 07/21	\$ 393.45
Clean Sweep Supply Co., Inc.	007717	1111	Janitorial Supplies 07/21	\$ 318.60
Finn Outdoor, LLC	007719	2615	Brush Cutting & Clearing 07/21	\$ 1,450.00
Fitness Logic, Inc.	007696	102046	Fitness Equipment Maintenance 06/21	\$ 264.99
Gray Robinson Atty.	007720	11018033	Civic Center Liquor License update 07/21	\$ 279.00
GreatAmerica Financial Services Corporation	007721	29679564	Copier Maintenance/Color Images 07/21	\$ 379.80
Innersynce Studio, Ltd DBA Campus Suite	007697	19620	CDD Website Services 07/21	\$ 378.75

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James P Nearey	007725	JN070621	Board Of Supervisors Meeting 07/06/21	\$ 200.00
Jimmy Allison	007714	JA070621	Board Of Supervisors Meeting 07/06/21	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	007678	4-174696	Engineer Services 05/21	\$ 1,980.00
Johnson, Mirmiran & Thompson, Inc.	007722	5-176358	Engineer Services 06/21	\$ 2,017.50
Mr Electric of Land O Lakes	007724	10555777	Electrical Services 07/21	\$ 2,606.34
Mr Electric of Land O Lakes	007679	9506072	Electrical Services 06/21	\$ 2,148.65
Navitas Credit Corp	007680	40526618 06/21	Security Surveillance 06/21	\$ 2,103.19
Pasco County	007681	15130861	7924 Melogold Circle Hydrant 06/21	\$ 25.48
Pasco County	007726	15181366	7320 Land O Lakes Blvd 06/21	\$ 235.71
Pasco County	007737	15181367	0 Festive Groves Blvd 06/21	\$ 37.69

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Pasco County	007726	15181511	7324 Melogold Cir 06/21	\$ 1,552.82
Pasco County	007710	15181512	7924 Melogold Circle Hydrant 06/21	\$ 2,336.60
Phoenix Pools, Inc.	007727	3003	CDD 20/21	\$ 3,850.00
Proteus Pool Services LLC	007682	Grovoo4	Pool Maintenance 06/21	\$ 1,502.53
Richard Loar	007723	RL070621	Board Of Supervisors Meeting 07/06/21	\$ 200.00
Rizzetta & Company, Inc.	007698	INV0000059426	District Management Fees 07/21	\$ 5,285.15
Rizzetta Amenity Services, Inc.	007684	INV00000000008882	Bi-Weekly Payroll-Insurance 06/25/21	\$ 5,892.81
Rizzetta Amenity Services, Inc.	007728	INV00000000008927	Bi-Weekly Payroll-Insurance 07/09/21	\$ 6,464.85
Rizzetta Amenity Services, Inc.	007728	INV00000000008906	Out of Pocket Expenses 06/21	\$ 112.25
Rizzetta Technology Services, LLC	007699	INV0000007689	Email & Website Hosting Services 07/21	\$ 175.00

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Ryan Daiek	007683	1014	Phone System Set Up 06/21	\$ 105.00
Securiteam, Inc.	007700	11094061021	Service Call 07/21	\$ 1,150.00
Securiteam, Inc.	007700	11101060921	Service Call 06/21	\$ 262.50
Securiteam, Inc.	007700	11117061721	Service Call 07/21	\$ 2,107.00
Securiteam, Inc.	007711	11137062421	Service Call 07/21	\$ 864.99
Securiteam, Inc.	007700	14374	Quarterly Video Monitoring 07/21	\$ 6,899.97
Shenandoah Pipe Inspections & Restoration	007729	86216	Equalizer Pond Pipe Repair 11/20	\$ 1,180.00
Spectrum	007685	0034594836-01 06/21	7924 Melogold Circle- Ballroom 06/21	\$ 6.60
Spectrum	007730	0034594836-01 07/21	7924 Melogold Circle- Ballroom 07/21	\$ 6.60
Steadfast Environmental, LLC	007686	SE-19912	Lake & Pond Management Services 06/21	\$ 1,252.00

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Steadfast Environmental, LLC	007731	SE-19977	Lake & Pond Management Services 07/21	\$ 1,252.00
Steve Gaskins Contracting, Inc.	007712	0000333	Off Duty Deputy & Scheduler Fee 06/21	\$ 524.00
Straley Robin Vericker	007701	19923	Legal Services 06/21	\$ 2,564.95
The Diamond Ice Company	007687	02671	Clean Ice Machine 05/21	\$ 350.00
The Groves CDD	CD393	CD393	Debit Card Replenishment	\$ 5,230.24
The Lake Doctors, Inc.	007703	589372	Fountain Quarterly Service 07/21	\$ 350.00
The Lake Doctors, Inc.	007733	592298	Fountain System Parts & Service 07/21	\$ 1,538.00
Times Publishing Company	007702	0000164421 06/13/21	Acct 109332 Legal Advertising 06/21	\$ 147.50
Times Publishing Company	007732	0000167918 07/07/21	Acct 109332 Legal Advertising 07/21	\$ 588.25
Times Publishing Company	007732	0000167920 07/14/21	Acct 109332 Legal Advertising 07/21	\$ 133.60

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Verizon Wireless	007688	9881834254	713738176-00001 06/21	\$ 35.56
Waste Management Inc. of Florida	007713	0658531-1568-4	Waste Disposal Services 07/21	\$ 203.00
Wilbur H. Boutin Jr	007715	BB070621	Board Of Supervisors Meeting 07/06/21	\$ 200.00
Wilkes Air Conditioning LLC	007704	1173	A/C Maintenance 06/21	\$ 510.00
Wilkes Air Conditioning LLC	007704	1189	A/C Maintenance 07/21	\$ 160.00
Wilkes Air Conditioning LLC	007734	1190	Reset AC & Checked System 07/21	\$ 120.00
Withlacoochee River Electric Cooperative, Inc	007735	Summary Elec 06/21	Summary Electric 06/21	\$ 5,922.50
World of Lawncraft LLC	007705	256-6	20833 Ambersweet Cut Back 06/21	\$ 350.00
Yellowstone Landscape	007706	TM 225347	Monthly Landscape Maintenance 06/21	\$ 11,798.17
Yellowstone Landscape	007706	TM 228222	Irrigation Repairs 06/21	\$ 470.69

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Yellowstone Landscape	007706	TM 229782	Mulch Touch Up Installation 06/21	\$ 7,787.50
Yellowstone Landscape	007706	TM 234554	Spring Annuals Installed 06/21	\$ 864.00
Yellowstone Landscape	007736	TM 237003	Monthly Landscape Maintenance 07/21	\$ 11,798.17
Yellowstone Landscape	007736	TM 242500	Irrigation Repairs 07/21	\$ 252.83
Yellowstone Landscape	007736	TM 242501	Irrigation Repairs 07/21	<u>\$ 295.35</u>
Report Total				<u>\$ 115,108.69</u>