



Rizzetta & Company

The Groves Community Development District

**Board of Supervisors'
Regular Meeting
September 6, 2022**

**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

Board of Supervisors
The Groves Community
Development District

August 30, 2022

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of The Groves Community Development District will be held on **Tuesday, September 6, 2022, 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 Pool and Spa Renovation RFP
Vendor Package (**under separate cover**)
 - B.** Consideration of ADA Door Operator Proposals.....Tab 1
 - C.** Consideration of Lanai Acoustic Panels Proposals.....Tab 2
 - D.** Consideration of Fourth Addendum to the Professional
Amenity Services Contract.....Tab 3
 - E.** Consideration of Campus Suite Website Agreement
Addendum.....Tab 4
 - F.** Discussion of Red Tree Landscaping Contract Proposal.....Tab 5
 - G.** Update on Irrigation Renovation Project – Mr. Loar
 - H.** Update on Facilities Rental Rate Policy – Mr. Loar
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** Aquatics Report
 - 1.** August Waterway and Canal Reports – Steadfast.....Tab 6
 - D.** Client Relations Manager Update
 - E.** Clubhouse Manager
 - 1.** Review of August Report.....Tab 7
 - F.** District Manager
 - 1.** August 2022 District Manager Report.....Tab 8
 - 2.** Projects Management Plan Update.....Tab 9
 - 3.** Review of July 2022 Financial Statement.....Tab 10

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on August 2, 2022.....Tab 11

B. Consideration of Operation & Maintenance Expenditures
For July 2022.....Tab 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



PROPOSAL

ORLANDO

JACKSONVILLE

MELBOURNE

TAMPA

FT. LAUDERDALE

August 9, 2022

Proposal Valid for 15 days

Project Pool Door ADA Door Operators

Quote#: **DM35682**

Customer **The Grove**

Attention: **Amy Wall**

Address: 7924 Melogold Cir

Land O Lakes, FL 34639

Phone: 727-657-2234

Email: awall@rizzetta.com

Site Information:

The Grove Golf and Country Club

7924 Melogold Cir

Land O Lakes, FL 34639

813-995-2832

awall@rizzetta.com

Preparer: **Doug Moore** | 5555 Linebaugh Ave, Ste 303 Tamp, FL 33624 | 813-264-1755 x 2000 | dmoore@fdc.com

Project Scope:

Installation of 2ea single inswing ADA door operators for the two clubhouse restroom doors and 2ea outswing single door ADA operators for the two pool restroom doors. The installation will include a pair of wireless ADA pushbuttons for access and egress for each door with individual wireless receivers in the door operators.

By Others: 120 vac power is required into the door operators.

Note: The pool restroom doors are a Card Reader In / Card Reader Out configuration, a valid card must be presented prior to the operator opening the door.

Due to microchip shortages the manufacture does not have an estimated lead time for the door operators.

Permitting costs & considerations have not been included by FDC on this project.

Materials include:

Pool Restroom Doors

- 2 TTX 1102 Tormax TT-1102 ADA single outswing door operator**
- 2 PANTHER2 Panther 2 Pkg, 900 mhz receiver & 2 Wireless ADA Push Buttons**
- 2 RB1224 Altronix 12-24 Relay**
- 2 15219 FDC Single Operator Door Bracket, plain aluminum**
- 2 9999 Miscellaneous Equipment, anchors, connectors, etc**

FL LIC: CBC-057943, EF-0001068

FDC - Florida Door Control of Orlando, Inc. | 658-2 Washburn Rd. Melbourne, FL 32934 | 321.254.8011 | Fax: 321.259.8725 | www.FDC.com

Terms & Conditions

1. FDC calculates installation labor using our standard Merit Shop Labor Rates. Should Client require Prevailing Wage, Union, and/or PLA Labor, additional costs may apply and will be quoted separately.
2. FDC shall not be liable for penalties and/or consequential damages.
3. All orders must be submitted in writing and are effective only upon acceptance by an FDC authorized representative. FDC may reject any proposed purchase order prior to its acceptance by an FDC authorized representative for any reason.
4. FDC reserves the right in its sole discretion to modify, change and/or to discontinue the availability of, or support for, any product, feature or service.
5. Job-site services such as installation, system commissioning, startup and training are not included unless otherwise specifically stated.
6. FDC assumes that all existing conduit, power and low-voltage cabling, and inductive loops are functional and serviceable unless otherwise included in the proposal equipment list.
7. This quotation does not include a cardholder database conversion/import from the facility's existing access control system database. Additional professional services fees apply for such work. Upon request, FDC will update this quotation to include a cardholder database conversion/import.
8. Prices in this proposal do not include any third-party setup and/or service fees including, but not limited to, internet service, telephone service, hosting, credit card processing, etc.
9. For any applicable subscription setup and/or fees for services, it is the owner's responsibility to enter an agreement with each third-party. All fees associated with this agreement are the responsibility of the owner/operator.
10. This quotation excludes additional customer policies and/or procedures not specified in this document.
11. Software/maintenance licensing fee is included through the standard and extended warranty periods. Upon expiration of this warranty, the required applicable licensing fees will be billed annually.
12. Allowance pricing, if any, is provided based on the information available at the time of bidding. If pricing exceeds allowance, FDC will provide actual pricing to purchaser before proceeding with work.
13. FDC reserves the right to negotiate mutually acceptable contract terms.
14. Any fees associated with setting up a payment portal or similar customer required payment system will be passed along to the customer.

Product Delivery

Estimated lead time for equipment starts from receipt of all required order forms and deposit for product delivery. Quoted delivery dates are approximate, and not guaranteed, and represent FDC's best estimate based upon current lead times and workload. Unless otherwise stated, FDC will provide a secure, off-site storage area for said materials throughout the duration of the installation. Such materials will be treated as 'stored materials' for the purposes of payment applications.

Equipment Storage Fees

Unless otherwise agreed in writing, Client shall pay to FDC a \$25 per pallet, per week storage fee for any equipment stored in our warehouse after the delivery date agreed upon by the parties, provided that the equipment is available for delivery on such date. Storage fees will begin fourteen (14) days after the mutually agreed delivery date if Client is unable or unwilling to accept the finished goods. Storage fees will continue until Client accepts delivery of the equipment. Client will receive weekly charges against their account for storage of their equipment at an FDC location. Invoices will be sent monthly.

Bonding, Insurance, & Liquidated Damages

Payment and Performance Bonding requirements and costs are not included in this proposal and shall be quoted at additional cost to the Client upon request. Any insurance requirements outside of standard coverages carried by FDC shall be quoted to the Client (at FDC's option and if available) at an additional cost based upon additional requirements and terms of coverage. FDC shall not be liable for liquidated damages.

Taxes

Applicable taxes included in this proposal. If Client is tax exempt, Client will provide a tax exemption certificate for this project. Client agrees to pay and satisfy any taxes levied in connection with this project and to hold FDC harmless from all tax obligations, penalties and interest imposed by any governmental entity in connection with this Contract.

Warranty

Unless noted otherwise, a standard one-year warranty on parts and labor for defects in materials or manufacture is included. Warranty does not cover damage or malfunctions resulting from acts of God, collision, vandalism, misuse, electrical surges, power failure, or use of non-manufacturer approved parts or consumable

INSTALLATION

- By FDC as detailed above.
- All work to be performed during the standard business hours of 8AM - 5PM, Monday through Friday. Additional charges apply for work requested to be performed after standard business hours and/or weekends.
- Firm start date for installation to be determined after complete order, including any setup/configuration forms, has been received by FDC. Any delays caused by customer will incur an additional mobilization fee. Fee will be equal to the cost of one day labor and associated transportation fees and any other penalties/fees incurred by FDC, or \$1,250.00.
- Installation scheduling varies based on the current project work-load at the time complete order is received.
- Provide a project manager to coordinate, plan and execute the system installation.
- Supply electrical wiring diagrams and equipment/conduit layout drawings/specs to contractors.
- Supply and install all equipment and software listed above.
- Supply of all miscellaneous hardware required (anchor bolts, screws, connecting blocks, logic relays, etc.)
- Terminate low-voltage electrical connections.
- Program all equipment to customer rates and per operational requirements/policies.
- Install and configure all operating and database systems.
- Install and configure all software applications.
- Install and configure credit card software/readers.
- Commission all equipment and software for properly functionality.
- One (1) comprehensive training program for all equipment and software modules.
- One (1) group training session per software module.
- One (1) group training session on lane equipment operations and maintenance.
- One (1) group training session for on-foot Pay Station operations and maintenance.
- One (1) follow up training session on the software system, 2 weeks after Go-Live date.
- Final system testing, checkout and walk-through.

PROVIDED BY OTHERS

- Permits, drawings, inspection fees and any costs associated with permits and drawings.
- Any work required to bring the existing facility up to code.
- Re-bar and post tension cable locating.
- Power circuits, conduit, wiring and connections in accordance with FDC specifications and layout drawings.
- Low-voltage conduit and wiring in accordance with FDC specifications and layout drawings.
- Concrete/asphalt (including new, repair/restoration of existing, modifications to existing) and safety bollards in accordance with FDC layout drawings.
- Removal, installation or tie-in of new or existing third-party card access, camera and/or intercom systems.
- Permission to saw-cut and drill in equipment locations.

Payment Terms (Unless otherwise noted)

1. Fifty Percent down payment due upon acceptance of proposal.
2. Twenty-Five Percent payment due upon delivery of equipment.
3. Final invoice upon substantial completion of system installation.
4. All payments due Net 10 days.
5. No retainage of any monies due to FDC is authorized unless expressly agreed to in writing. Client agrees that its obligation to pay FDC is not contingent upon Client's receipt of payment from any third-party and that Client alone is responsible for timely payment of all amounts due FDC (e.g., this is not a "pay when paid" obligation). A service charge at the lesser of the rate permitted by law or 1-1/2% per month will be added to invoices not paid within 30 days.

Change Orders

Any alteration or deviation from the above specifications including, but not limited to, any such changes involving additional material and/or labor costs, will be executed only upon a written change order for the same, signed by both Client and FDC. If there is any charge for such alteration or deviation, the additional charge will be added to the contract price including any restocking or re-engineering charges resulting from such changes.

Initial _____

***Have your equipment maintained, cleaned and tested every 3 months to keep it in tip-top shape...
Ask about our PM Plans!***

FL LIC: CBC-057943, EF-0001088

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Cancellations and Returns

Client may not cancel orders or return goods without the written consent of FDC. If FDC approves a cancellation or return, Client agrees to pay a minimum 25% cancellation/restocking charge. All sales involving custom products are non-cancelable and are final.

Force Majeure

FDC shall not be liable for any damages, direct, indirect, incidental or consequential, resulting from delay in performance or nonperformance caused by contingencies, happenings or causes beyond the control of FDC, including, but not limited to, fire, flood, storm, power failure, labor trouble or shortage, war, acts of Government, accidents, material shortage, equipment failures or Acts of God. In the event of the occurrence of any such contingencies, FDC may suspend or terminate its performance hereunder without responsibility to the Client for any damages resulting from such suspension or termination.

Software License

FDC grants the Client a limited, non-exclusive and non-transferable license to the FDC computer software programs in object code form listed in the Proposal and related user guides (collectively, "the Software").

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

NOTE: Unless otherwise noted, above price includes cost of installation, applicable taxes, and freight. Any cancellations or change orders may incur a restocking fee. FDC has not included for OCIP or certified payroll, permits, electrical, and/or conduits as required. One Year Warranty on installation and manufacturer defects.

PARKING ACCESS AND REVENUE CONTROL SYSTEMS - PARCS

1. If the proposed solution describes a requirement for monthly, quarterly, or annual maintenance fees, these fees will be billed in advance of providing services. If these fees are not paid within 30 days after receipt of invoice, FDC may, after giving seven (7) days' written notice, suspend services until all amounts due have been paid in full.
2. Specific requirements for EMV are determined independently by others outside FDC and our industry, including the respective card networks, issuers and processors and are subject to change. Clients are strongly encouraged to evaluate EMV requirements against their own specific business needs and to work with their bank, and processor to evaluate the approved EMVCo configurations that satisfy relevant minimum card and terminal requirements.
3. For any product that accepts credit card as a means of payment and is configured for EMV: owner/merchant is responsible for negotiation and execution of an agreement with an approved FDC Gateway/Merchant Service Provider and are required to select from a list of processors supported by that gateway. Fees associated with gateway and transaction processing through the EMV-capable system are the responsibility of owner/merchant.

Relationship; Non-Solicitation

FDC and the Client understand and agree that each is an independent contractor. The Client is not a franchisee, partner, broker, employee, servant or agent of FDC and neither has, nor will represent that it has any power, right or authority to bind FDC or to assume or create any obligations or responsibilities, express or implied, on behalf of FDC or in FDC's name. Client also agrees not to solicit, contract with, hire or otherwise engage the services of any FDC employee rendering services to the Client for a period of one hundred eighty (180) days after the termination of any and all obligations between the parties.

Proprietary Rights; Reverse Engineering

All copies of the Software in any form are, and shall remain, the exclusive property of FDC and shall be treated as Confidential Information by the Client. The Client acknowledges that it: (i) is not acquiring any right, title, or interest, express or implied, in the Software; (ii) shall not use, sell, transfer or otherwise copy or distribute the Software except as expressly authorized by FDC; and (iii) shall not assert, claim any interest in, or do anything that may adversely affect the validity or enforceability of, any trademark, trade secret, copyright or other proprietary right belonging to FDC (including, without limitation, any act, or assistance to any act, which may infringe or lead to infringement of any copyright in any of the Software), nor attempt to grant any right therein. Client acknowledges and agrees that: (i) it shall not reverse engineer, disassemble or decompile the Software, nor permit the disassembly, decompilation or reverse engineering of the Software; (ii) that a violation of this Agreement may irreparably harm FDC; and, (iii) in addition to any other right or remedy available at law or in equity, FDC shall be entitled to obtain injunctive relief to prevent Client from continuing any violation of this provision.

We propose hereby to furnish material and/or labor, complete in accordance with specifications above for the sum of:

Five Thousand Five Hundred Fifty Nine Dollars and Sixty Cents

\$5,559.60

Contract total contingent on all invoices being paid within 10 days of invoice.

PAYMENT TERMS: 50% Down / 50% Upon Substantial Completion

Extra charges incurred by payment portals and third parties will be responsibility of the customer.

Due to fluctuating cost in materials, deposit is due with signed proposal to keep pricing valid.

Deposit due with signed proposal: \$2,779.80

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 will be made as outlined above. Deposit must be received before quote expiration to retain pricing. Accepted by:

Signature: _____

Date of Acceptance: ____/____/____

Print Name: _____

PO# (if applicable) _____

BILLING INFORMATION & PAYMENT INSTRUCTIONS.

Please confirm billing contact name, email address, phone number, and any special requests or instructions that go along with invoice submission. This will help ensure accurate communication.

Billing Contact: _____ Special Billing Instructions (if applicable): _____

Billing Email: _____

Billing Phone: _____

FL LIC: CBC-057943, EF-0001068

FDC - Florida Door Control of Orlando, Inc. | 658-2 Washburn Rd. Melbourne, FL 32934 | 321.254.8011 | Fax: 321.259.8725 | www.FDC.com

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PROPOSAL

ORLANDO

JACKSONVILLE

MELBOURNE

TAMPA

FT. LAUDERDALE

August 19, 2022

Proposal Valid for 15 days

Project Bathroom ADA Door Operators

Quote#: **DM35681**

Customer **The Grove**

Attention: **Amy Wall**

Address: 7924 Melogold Cir

Land O Lakes, FL 34639

Phone: 727-657-2234

Email: awall@rizzetta.com

Site Information:

The Grove Golf and Country Club

7924 Melogold Cir

Land O Lakes, FL 34639

813-995-2832

awall@rizzetta.com

Preparer: Doug Moore | 5555 Linebaugh Ave, Ste 303 Tamp, FL 33624 | 813-264-1755 x 2000 | dmoore@fdc.com

Project Scope:

Installation of an ADA single door, inswing operator for the two inside clubhouse restroom doors. The installation will include a pair of wireless ADA pushbuttons for each door for access and egress for each door with a wireless receiver in the door operators.

By Others: 120 vac power is required into the door operators.

Permitting costs & considerations have not been included by FDC on this project.

Materials include:

- | | | |
|---|-----------------|--|
| 2 | TTX 1102 | Tormax TT-1102 ADA single inswing door operator |
| 2 | PANTHER2 | Panther 2 Pkg, 900 mhz receiver & 2 Wireless ADA Push Buttons |
| 2 | RB1224 | Altronix 12-24 Relay |
| 2 | 9999 | Miscellaneous Equipment, anchors, connectors, etc |
| 1 | Labor | Labor to Install |

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- Final system testing, checkout and walk-through.

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Initial _____

***Have your equipment maintained, cleaned and tested every 3 months to keep it in tip-top shape...
Ask about our PM Plans!***

FL LIC: CBC-057943, EF-0001088

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Force Majeure

FDC shall not be liable for any damages, direct, indirect, incidental or consequential, resulting from delay in performance or nonperformance caused by contingencies, happenings or causes beyond the control of FDC, including, but not limited to, fire, flood, storm, power failure, labor trouble or shortage, war, acts of Government, accidents, material shortage, equipment failures or Acts of God. In the event of the occurrence of any such contingencies, FDC may suspend or terminate its performance hereunder without responsibility to the Client for any damages resulting from such suspension or termination.

Software License

FDC grants the Client a limited, non-exclusive and non-transferable license to the FDC computer software programs in object code form listed in the Proposal and related user guides (collectively, "the Software").

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

NOTE: Unless otherwise noted, above price includes cost of installation, applicable taxes, and freight. Any cancellations or change orders may incur a restocking fee. FDC has not included for OCIP or certified payroll, permits, electrical, and/or conduits as required. One Year Warranty on installation and manufacturer defects.

PARKING ACCESS AND REVENUE CONTROL SYSTEMS - PARCS

1. If the proposed solution describes a requirement for monthly, quarterly, or annual maintenance fees, these fees will be billed in advance of providing services. If these fees are not paid within 30 days after receipt of invoice, FDC may, after giving seven (7) days' written notice, suspend services until all amounts due have been paid in full.
2. Specific requirements for EMV are determined independently by others outside FDC and our industry, including the respective card networks, issuers and processors and are subject to change. Clients are strongly encouraged to evaluate EMV requirements against their own specific business needs and to work with their bank, and processor to evaluate the approved EMVCo configurations that satisfy relevant minimum card and terminal requirements.
3. For any product that accepts credit card as a means of payment and is configured for EMV: owner/merchant is responsible for negotiation and execution of an agreement with an approved FDC Gateway/Merchant Service Provider and are required to select from a list of processors supported by that gateway. Fees associated with gateway and transaction processing through the EMV-capable system are the responsibility of owner/merchant.

Relationship; Non-Solicitation

FDC and the Client understand and agree that each is an independent contractor. The Client is not a franchisee, partner, broker, employee, servant or agent of FDC and neither has, nor will represent that it has any power, right or authority to bind FDC or to assume or create any obligations or responsibilities, express or implied, on behalf of FDC or in FDC's name. Client also agrees not to solicit, contract with, hire or otherwise engage the services of any FDC employee rendering services to the Client for a period of one hundred eighty (180) days after the termination of any and all obligations between the parties.

Proprietary Rights; Reverse Engineering

All copies of the Software in any form are, and shall remain, the exclusive property of FDC and shall be treated as Confidential Information by the Client. The Client acknowledges that it: (i) is not acquiring any right, title, or interest, express or implied, in the Software; (ii) shall not use, sell, transfer or otherwise copy or distribute the Software except as expressly authorized by FDC; and (iii) shall not assert, claim any interest in, or do anything that may adversely affect the validity or enforceability of, any trademark, trade secret, copyright or other proprietary right belonging to FDC (including, without limitation, any act, or assistance to any act, which may infringe or lead to infringement of any copyright in any of the Software), nor attempt to grant any right therein. Client acknowledges and agrees that: (i) it shall not reverse engineer, disassemble or decompile the Software, nor permit the disassembly, decompilation or reverse engineering of the Software; (ii) that a violation of this Agreement may irreparably harm FDC; and, (iii) in addition to any other right or remedy available at law or in equity, FDC shall be entitled to obtain injunctive relief to prevent Client from continuing any violation of this provision.

We propose hereby to furnish material and/or labor, complete in accordance with specifications above for the sum of:

Five Thousand Thirty Eight Dollars and Thirty Cents

\$5,038.30

Contract total contingent on all invoices being paid within 10 days of invoice.

PAYMENT TERMS: 50% Down / 50% Upon Substantial Completion

Extra charges incurred by payment portals and third parties will be responsibility of the customer.

Due to fluctuating cost in materials, deposit is due with signed proposal to keep pricing valid.

Deposit due with signed proposal: \$2,519.15

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 will be made as outlined above. Deposit must be received before quote expiration to retain pricing. Accepted by:

Signature: _____

Date of Acceptance: ____/____/____

Print Name: _____

PO# (if applicable) _____

BILLING INFORMATION & PAYMENT INSTRUCTIONS.

Please confirm billing contact name, email address, phone number, and any special requests or instructions that go along with invoice submission. This will help ensure accurate communication.

Billing Contact: _____ Special Billing Instructions (if applicable): _____

Billing Email: _____

Billing Phone: _____

FL LIC: CBC-057943, EF-0001068

FDC - Florida Door Control of Orlando, Inc. | 658-2 Washburn Rd. Melbourne, FL 32934 | 321.254.8011 | Fax: 321.259.8725 | www.FDC.com

Tab 2



QUOTE #:
03955-3

Country of Origin: United States of America

To: Gregory Cox
GCox@rizzetta.com
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625
Phone: 813.933.5571

Project: Land O Lakes Clubhouse
7924 Melogold Cir, Land O' Lakes, FL 34637

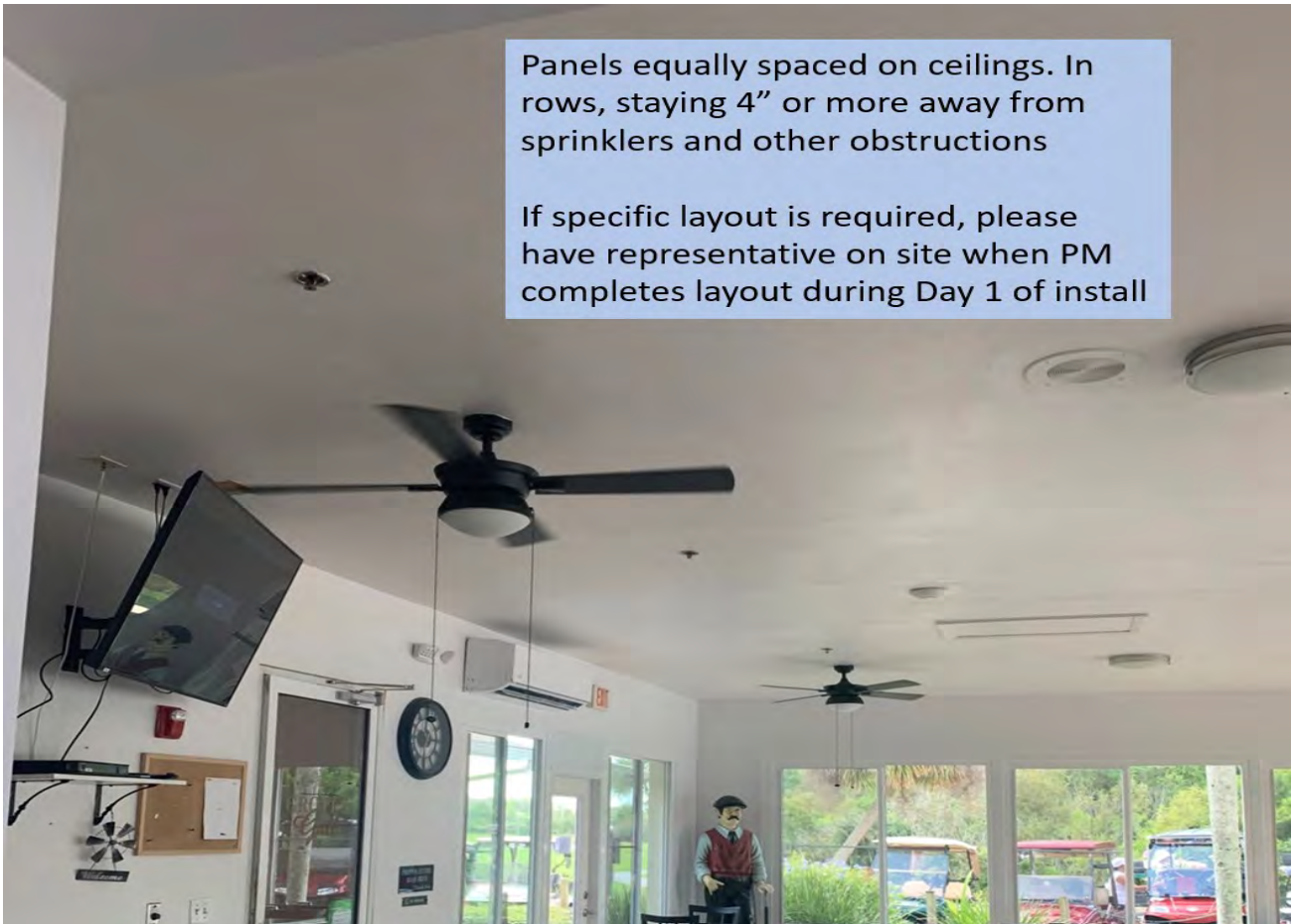
COMMERCIAL ACOUSTICS
6122 Benjamin Road
Tampa, FL 33634
904.710.8351 Cell
888.815.9691 Office

QUOTE DATE	SHIPPED VIA	TERMS
8/22/2022	DELIVERED TO SITE	50% DOWN/NET 30

QTY ORDERED	TYPE	DESCRIPTION	COST PER UNIT	TOTAL
20	Acoustical Panels	6 pcf, NRC 1.05, All Beveled <ul style="list-style-type: none">QTY 20 – Ceiling Mounted Panels - Glass Room<ul style="list-style-type: none">Whisper White2'x4'x2"	LS	\$3,060.00
	Installation	Acoustic Panel Installation – Wall & Ceiling Mounted up to 9' All Materials and Hardware Included, Installed per Layout Below		\$3,099.20
	Sales Tax			\$229.50
	Total			\$6,388.70

Panels equally spaced on ceilings. In rows, staying 4" or more away from sprinklers and other obstructions

If specific layout is required, please have representative on site when PM completes layout during Day 1 of install



Terms of Proposal:

1. Quote valid for 30 days
2. 50% Down Payment due prior to installation. Payment is due 30 days from installation of material. A service charge of 1.5% per month (18% per year) will apply to all delinquent invoices.
3. 3-4 week lead-time. Lead time may vary by 1-2 weeks in extreme cases.
4. A 1 year limited warranty applies to all material. Material warranty limited to price of Commercial Acoustics materials included.
5. Installation Details:
 - a. A Hard Date for initial mobilization shall be set in writing no less than 2 weeks in advance of mobilization for installation. Scheduling notification shall be provided via email to client. Client certifies at this time that the site is ready to receive the system installation. If the site is not ready upon arrival, the client may be subject to a rescheduling fee. Installation days cannot be confirmed until the area(s) is/are prepared and ready to receive the components or system. If man hours are lost due to lack of preparation, Commercial Acoustics will require a change order to accommodate for lost time.
 - b. Go-Backs, Punch Lists, or Change Order items shall require a minimum 72-hour notification, in writing
 - c. Installation duration is an estimate only, and is heavily dependent on site conditions. No authority to reduce scope of work by supplementing with external labor shall be granted, without prior written approval by Commercial Acoustics.
 - d. Room will be clear and broom-clean prior to arrival. Finish products shall not be exposed to areas that are not sufficiently clean and dust-free.
 - e. Assumes permits and inspections are complete prior to installation team arrival
 - f. Product will be installed per installation instructions provided. Instructions shall be requested by Contractor in advance of installation team arrival, if needed.
 - g. If ceiling installation, assumes that ceiling is constructed of gypsum or corrugated metal. If Client or Contractor is aware of deficient ceiling substrate or material, Client or Contractor shall disclose this known deficiency
 - h. If after-hours or over-night installation is required, this will be subject to a \$500/day after-hours fee.
 - i. If applicable, the client shall approve a completed first piece prior to commencement of installation. This shall serve as the basis of future quality standard throughout the rest of the project
 - j. If no layout is provided by client, best practices shall be utilized to ensure equal spacing between panels and components. All obstructions, protrusions, cut outs, etc. must be absent or brought to our attention prior to installation of acoustic panels. Custom-cutting panels around unexpected or undocumented obstructions greatly increases the installation time, and will incur a Change Order fee
6. Acoustic Panels:
 - a. Includes Guilford of Maine acoustically-transparent fabric. Contact salesperson for fabric swatches or additional fabric options
 - b. First Piece Panels off production line available for client approval prior to delivery
7. If sales tax exempt, the purchaser must have a valid Sales Tax Certificate on file with Commercial Acoustics at time of order. Payment of local and state taxes are not included in this quote if outside of the states of FL and LA, and are the responsibility of the purchaser. All credit terms for Net 30 accounts are subject to approval prior to the order being released into production.
8. This quote includes General Liability coverage of \$2,000,000 and Workers Compensation coverage of \$1,000,000. Does not include Waivers of Subrogation (WoS), Additional Insured (AI), or Primary Non-Contributory (PNC) endorsements. Additional insurance requirements, endorsements or waivers may require an additional fee. If a sample Certificate of Insurance (COI) is available, please provide during the bidding process.
9. Custom made products such as acoustic fabric panels are made to specifications and are not subject to return under any conditions.
10. Price in proposal assumes no retainage in contract. If retainage is required, additional financing fees may be incurred.
11. If this Proposal is adopted as a portion of a Subcontract or Scope of Work, these Terms & Conditions shall not be over-ridden or superseded by the Terms & Conditions of the Subcontract, and shall remain wholly
12. Client shall have representative on-site with authority to approve final quality of installation on last day of installation, and at completion of regular intervals of the installation. If no representative is available, or the representative does not have sufficient authority to approve or reject the installation, a Go-Back or Change Order may be submitted to client if additional mobilization is required.
13. CONTRACTOR agrees to refrain from any and all interference in the progress of SUBCONTRACTOR's performance of the work. CONTRACTOR shall be liable to SUBCONTRACTOR for any and all damages, expenses and losses incurred as a result of such delay, including any liquidated damages ("LDs") assessed against SUBCONTRACTOR, all incidental and consequential damages, and costs for continued Project supervision, job overhead, insurance, Project facilities and other costs

Prepared By: Walker Peek
Walker Peek

Contact Information:
Walker Peek
Commercial Acoustics
walker@commercial-acoustics.com
904-710-8351

Signature of Authorization: _____ Date: _____

Tab 3

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this **"Fourth Addendum"**), is made and entered into as of the 2022 day of October 1st (the **"Effective Date"**), by and between The Groves Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the **"District"**), and Rizzetta & Company, Inc., a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October, 6th 2015 (the **"Contract"**), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fourth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**The Groves
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2022 to September 30, 2023.**

PERSONNEL:

Full Time Personnel (40 hours per week)

- Clubhouse Manager
- Facilities Coordinator
- Custodial
- Maintenance

Part Time Personnel (29 hours per week)

- Maintenance

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 287,144.
General Management and Oversight ⁽²⁾	\$ 17,500.
Total Services Cost:	\$ 304,644.

One-Time Payroll Deposit ⁽³⁾	\$ 1,783.
- Revised payroll deposit \$22,250, minus current deposit \$20,467.	

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 4

Addendum

Addendum A to Campus Suite Contract:

Contract effective date: 1/1/2022

Statement of Work

2. Maintenance and Management of the Website.

2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal;*

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

B. Maintenance.

ii. remediate new documents on an unlimited basis; for any agenda packages, Contractor shall turn around the remediated version within two (2) business days; any updates or fixes needed to the agenda requiring remediation shall be remediated within 48 hours of the District Manager's submission for such request.

Section 3. Compensation.

B. Maintenance. For performance of the Services as provided in Section 2(B) of this Agreement, starting October 1, 2019 the District shall pay Contractor (\$1,552.50) per year, payable in one annual installment for Ongoing PDF Accessibility Compliance Service and Website Services. Parties understands and acknowledges that this includes (i) the annual fee for the domain name for the District's Website, which Contractor shall pay, at its sole expense, on behalf of the District; and (ii) document remediation pursuant to Section 2(B)(iii).

PROVIDER: Innersync Studio, Ltd.

By: _____ Date: _____

Authorized Representative

Innersync Studio, LLC

USER: The Groves Community Development District

By: _____ Date: _____

Print name: _____

Tab 5

BID FORM

THE GROVES COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE & IRRIGATION MAINTENANCE REQUEST FOR PROPOSALS

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ 123,000.00 Yr

- Storm Cleanup \$ 350.00/hr (do not include in General Landscape Maintenance total or Grand Total)

- Freeze Protection (description of ability) the evening before a freeze, contractor will cover all seasonal color with burlap and remove the next morning.

\$ 2,500.00/application (do not include in General Landscape Maintenance total or Grand Total)

- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)

\$ 30.00/hr for employee with hand-held hose

\$ 250.00/hr for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ 15,000.00 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

TIFWAY BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications. (i.e., Knockout Roses, Crape Myrtles, Loropetalum, etc.)

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 6,900.00 Yr (if
entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas (indicated as dark green on the maintenance exhibit).

\$ 15,800.00 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS's
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 50.00 per tree/yr (based on quantities below)
(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) Inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

PART 4

Irrigation (All labor and materials)

\$ 7,200.00 /Yr

Freeze Protection (description of ability) drainage of system and proper insulation of
overground pump components

\$2,500.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 65.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 8,500.00 /Yr
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

120 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 45.00 /CY (app. October)

And

70 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 45.00 /CY
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install 850 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.25 /annual plant

\$ 1,914.00 /rotation

\$ 7,656.00 /Yr. (if all rotations are performed)

(Do not include in Grand Total)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 152,100.00 /Yr

FIRST ANNUAL RENEWAL

\$ 156,663.00 /Yr

SECOND ANNUAL RENEWAL

\$ 161,362.89 /Yr

Contractor/Firm Name RedTree Landscape Services

Firm Address 5532 Auld Lane

City/State/Zip Holiday, FL 34690

Phone Number (727) 919-3915 Fax Number (727) - 922-2298

Name and Title of Representative Pete Lucadano, CEO / President
(Please Print)

Representative's Signature Peter Lucadano

Date June 30, 2022

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. none 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2016

Tab 6



The Groves CDD Aquatics

Inspection Date:

8/29/2022 12:33 PM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 17

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Following the prior pond turnover event, the pond is now in excellent health.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 3A

Condition: Excellent ☒Great Good Poor Mixed Condition ☒Improving



Comments:

Technicians' efforts against the Lyngbya is beginning to become apparent. Lyngbya algae has decreased in total surface coverage, though some remains deeper in the pond. Technicians will continue to dose CAPTAIN as part of the pond's treatment plan.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Lyngbya
			Chara

Inspection Report

SITE: 3B

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Some recently treated tufts of nuisance grasses are visible here. These will decay over time. Abundant native water lilies here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 22

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Chara is observed here within the maintained buffer. To be addressed during the next maintenance visitation.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input checked="" type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 5

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Hydrilla continues to be managed at this location. A proposal to dose the pond with specialty herbicide SONAR has been approved, and will be carried out when a break in the rains has arrived, as not to waste the chemical.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:		

SITE: Sump 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Some Salvinia noted here, which has recruited from the neighboring wetland. Technicians are treating this "nuisance" species from the shoreline to prevent it's overtaking the pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Salvinia	

Inspection Report

SITE: FN

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: FS

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving



Comments:

Hydrilla is noted here. This is another of the ponds which will be targeted with the specialty herbicide SONAR once the rains recede to eliminate the unwanted vegetation.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The larger portion hosts some Slender Spikerush growth, being treated from the shore. The smaller portion is experiencing a planktonic algae bloom. To be addressed during the upcoming maintenance visit.

<u>WATER:</u>	Clear	✗ Turbid	Tannic	
<u>ALGAE:</u>	N/A		Subsurface Filamentous	Surface Filamentous
		✗ Planktonic		Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	✗ Slender Spikerush	Other:	

SITE: Sump 10

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

What appears to be patches of algae are really isolated pockets of Slender Spikerush. This is continually treated for, as it consistently recruits from the adjacent wetland.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	✗ N/A		Subsurface Filamentous	Surface Filamentous
			Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	✗ Slender Spikerush	Other:	

MANAGEMENT SUMMARY



As we exit August, the rainy season continues. High temperatures and abundant Floridian sunshine cause any effluents washed into the ponds to cause rapid algae blooms in some ponds. Hopefully as the season shifts, we will see a change in the conditions that influence the ponds. The days will continue to shorten in length as the temperatures begin to cool, both working in favor of the pond's aesthetics, as these will result in decreased growth rates for surface algae. Additionally, the seasonal rain events that were commonplace will taper off as the month progresses, which will have the effect of lowering water levels across most ponds.

Assuming temperatures decrease, and dissolved oxygen levels in the water lower due to decreased rainfall stagnating pond waters, it is possible that the changing conditions result in some fish kill events. It is important to be aware that these events are caused by the water quality of the ponds, and are not due to treatments targeted against nuisance algae and vegetation.

In all most ponds, algae activity was either nonexistent or was composed of scattered, small patches of dying surface algae. However as we are still in the peak growing season, progress against algae in some ponds has been made slow since regrowth rates are high. As conditions shift over the course of the month, eradication results will be sure to become more apparent.

Hydrilla continues to be managed in a number of ponds as we await the cessation of the rains to provide a better time to dose the expensive herbicide for it's proper control.

RECOMMENDATIONS

Continue to treat for algal activity to prevent/treat local bloom events.

Continue managing grasses, below the high water mark, though treatments may be reduced during the rainy season to avoid damaging stabilizing grasses on the upper bank.

Watch out for debris items being washed into the ponds.

Thank you for choosing Steadfast Environmental

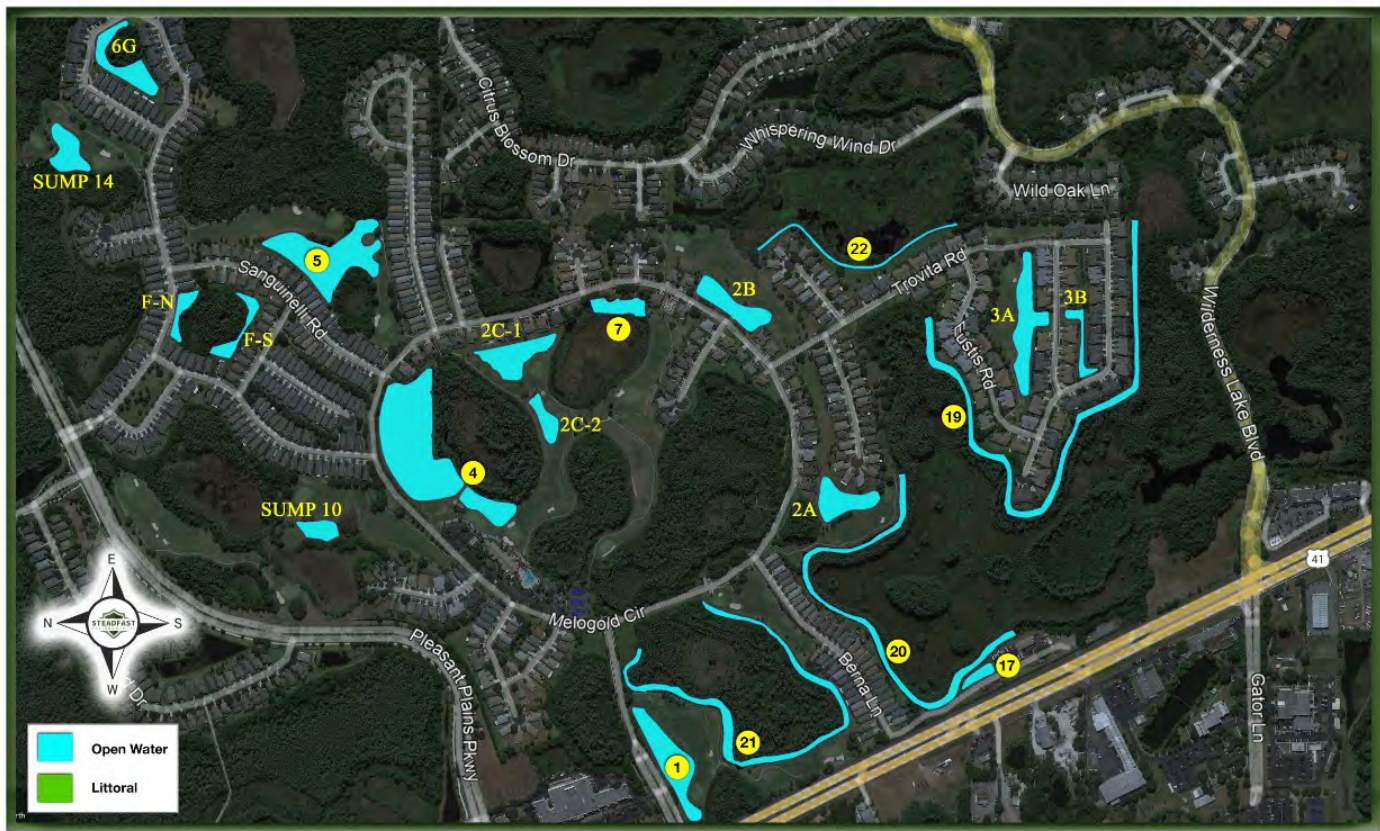
MAINTENANCE AREA



THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:



Tab 7



September Monthly Manager's Report

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

Email: clubhouse@thegrovescdd.com

Clubhouse Manager: Amy Wall

Clubhouse Operations/Maintenance Updates

- RV park payments have been paid.
- Cleaned RV Park and weeds.
- Took as much moss as possible down from trees on Melogold.
- Trimmed trees along Melogold Circle by the Butterfly Garden sidewalk.
- Pressure washed sidewalks behind clubhouse and surrounding areas.
- Pulled all weeds from front and back of pool area.
- Door closures placed on both Lanai doors.
- Ballroom floor by entrance door replaced.
- Maintenance cleaned dead debris around ponds.

Vendors That Made a Site Visit or Performed a Service

- Steadfast –Treatments ponds on 9/4/2022.
- Steadfast- Sprayed the ponds with water soluble algicides and herbicides to help keep the community's stormwater retention ponds free of excess algae and any invasive forms of vegetation.
- Steadfast will be starting the rim ditch cleanout on Eustis.
- Finn Outdoor fixed sidewalk on the Corner of Eustis and Trovita.

Equipment Safety Checks

- Cleaned & inspected all working tools.
- Set aside non-working tools.
- Organized maintenance shed.
- Inspected Kubota's to make sure they are both working properly.

Facilities Usage - Upcoming Events

- Sep11th Private Event.
- Sep 23rd Wine Tasting Event.

- Sep 24th Book signing.
- Sep 26th Bocce Ball Registration.
- Sep 28th Shuffleboard Registration.

Board of Supervisor's Requests & Updates

- Camera for Lanai from Secure team.
- Camera for maintenance shed.
- Get quote for drop ceiling in the lanai.

Resident Requests

- Dog waste station on Trovita.
- Drop ceiling for Lanai.
- Table for small dog park.
- Getting defibrillator updated.
- A bench placed and bought by resident in memory of his wife.

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 1, 2022
- **Next General Election (Seats 1,2,3):** November 2022
 - **Seat 1** - Jimmy Allison, Patricia Penberthy
 - **Seat 2** - James Nearey, Joel Watkins
 - **Seat 3** - Richard D. Loar
- **New Fiscal Year Starts:** October 1, 2022

District Manager's Report

September 6, 2022

2022

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FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance: \$1,268,808

Reserve Fund Cash & Investment Balance: \$1,702,062

Debt Service Fund Investment Balance: \$100,240

Total Cash and Investment Balances: \$3,071,110

General Fund Expense Variance: **\$16,354** Under Budget

Reserve Fund Expense Variance: **\$125,999** Under Budget

Total General and Reserve Fund Variance: \$142,353 Under Budget

Tab 9

The Groves CDD On-Going Project Update

September 6, 2022

Pool/Spa RFP. The Request for Proposals (RFP) is complete and will be presented to the Board at the September CDD meeting for approval. Scheduling for Bids to be received by October 21, 2022 and scored by the CDD Board at a special meeting on October 26th.

Pool/Spa Renovation Start. Difficult to determine availability of vendors at this time.

Pool Night Swimming Certification. The design for the improvement of the lighting in order to qualify for night swimming has been received and now general contractor bids being sought to install.

Lanai Remodel / Enclosure. Remodel is complete. New seating capacity calculations complete. Still working on acoustics solutions. Proposal for the Board at the September CDD meeting.

Restaurant ADA Restroom Door Closure. Completed.

Back Entrance to Restaurant. Approved. Atlas will have installed by the meeting time.

Amend Restaurant Agreement with B9B. This is in progress with B9B. Completion soon.

Irrigation System Split Study. The Board engaged Ballenger Irrigation to begin a study of what would be required for the upgrade or replacement of the current irrigation system. Meeting held in June. Another one scheduled for September. Moving forward at a slow pace.

Rim Ditch Clearing and Maintenance Agreement Update. Latest phase of work approved last meeting. This is an on-going situation with the rim ditch work.

Facilities Use Policy. The chart for the fees is still a work in progress. Entire policy rewrite is underway with staff and Mr. Nearey.

Golf Maintenance Facility Repairs. This is mostly in a holding pattern at this time.

Flooding at Entrance. This project involves the long sidewalk area leading out the front entrance heading towards Publix. The sidewalk dips down low in an area that floods repeatedly due to the low profile and no drainage. The Board is interested in seeing how to resolve the flooding.

The Groves Rock Display. The Board became concerned about a rock display of The Groves name on the entrance pond bank. The erosion around the signage is fairly severe and a vendor for repair is being sought.

Shed for HOA on CDD Property. Installation in progress.

Tab 10



Rizzetta & Company

The Groves Community Development District

**Financial Statements
(Unaudited)**

July 31, 2022

Prepared by: Rizzetta & Company, Inc.

thegrovescdd.org
rizzetta.com

The Groves Community Development District

Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Asset Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	143,978	0	0	143,978	0	0
Investments	1,124,830	0	100,240	1,225,070	0	0
Investments - Reserves	0	1,702,062	0	1,702,062	0	0
Accounts Receivable	5,784	0	0	5,784	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	25,286	0	0	25,286	0	0
Due From Other Funds	6,973	0	0	6,973	0	0
Due From Others	0	0	0	0	0	0
Amount Available In Debt Service Funds	0	0	0	0	0	100,240
Amount To Be Provided	0	0	0	0	0	1,059,760
Fixed Assets	0	0	0	0	15,549,506	0
Total Assets	<u>1,306,852</u>	<u>1,702,062</u>	<u>100,240</u>	<u>3,109,153</u>	<u>15,549,506</u>	<u>1,160,000</u>
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	37,199	0	0	37,199	0	0
Deferred Revenue	0	0	0	0	0	0
Deposits	3,800	0	0	3,800	0	0
Due To Other Funds	0	6,973	0	6,973	0	0
Revenue Bond Payable--Long Term	0	0	0	0	0	1,160,000
Total Liabilities	<u>40,999</u>	<u>6,973</u>	<u>0</u>	<u>47,972</u>	<u>0</u>	<u>1,160,000</u>
Fund Equity & Other Credits						
Beginning Fund Balance	1,152,218	1,560,306	95,306	2,807,830	15,549,506	0
Net Change in Fund Balance	113,635	134,783	4,934	253,351	0	0
Total Fund Equity & Other Credits	<u>1,265,853</u>	<u>1,695,089</u>	<u>100,240</u>	<u>3,061,181</u>	<u>15,549,506</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>1,306,852</u>	<u>1,702,062</u>	<u>100,240</u>	<u>3,109,153</u>	<u>15,549,506</u>	<u>1,160,000</u>

See Notes to Unaudited Financial Statements

The Groves Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	584	584	0.00%
Special Assessments					
Tax Roll	1,099,228	1,099,228	1,100,281	1,053	(0.09)%
Other Miscellaneous Revenues					
Miscellaneous Revenue	32,000	26,667	17,341	(9,325)	45.80%
Facility Rent/Lease	0	0	500	500	0.00%
Total Revenues	1,131,228	1,125,895	1,118,707	(7,188)	1.11%
Expenditures					
Legislative					
Supervisors Fees	14,000	11,667	15,000	(3,333)	(7.14)%
Financial & Administrative					
Administrative Services	8,600	7,167	7,167	0	16.66%
District Management	37,500	31,250	31,250	0	16.66%
District Engineer	15,000	12,500	31,513	(19,013)	(110.08)%
Disclosure Report	1,000	1,000	1,000	0	0.00%
Trustees Fees	3,300	3,300	3,300	0	0.00%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,000	4,167	4,167	0	16.66%
Accounting Services	19,200	16,000	16,000	0	16.66%
Auditing Services	3,600	3,600	3,529	71	1.97%
Arbitrage Rebate Calculation	500	500	1,000	(500)	(100.00)%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Management Contract (Amenity)	285,301	237,751	200,734	37,017	29.64%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	1,500	1,250	1,486	(236)	0.93%
Miscellaneous Mailings	1,000	833	902	(69)	9.76%
Bank Fees	1,000	833	1,037	(204)	(3.72)%
Dues, Licenses & Fees	750	750	600	150	20.00%
Music License/ Monthly Service	2,000	1,667	2,990	(1,324)	(49.51)%
Liquor License	500	500	3,413	(2,913)	(582.50)%
Website Hosting, Maintenance, Backup	1,650	1,650	1,515	135	8.18%
Email Host and Website Compliance	2,100	1,750	1,750	0	16.66%
Legal Counsel					

The Groves Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
District Counsel	25,000	20,833	40,810	(19,976)	(63.23)%
Law Enforcement					
Deputy/Florida Highway Patrol	7,500	6,250	3,930	2,320	47.60%
Security Operations					
Security Monitoring Services	25,200	21,000	27,600	(6,600)	(9.52)%
Miscellaneous Operating Supplies	1,000	833	3,259	(2,426)	(225.89)%
Security Camera Maintenance	20,000	16,667	2,200	14,467	89.00%
Security Services and Patrols	80,000	66,667	62,661	4,005	21.67%
Security Camera Financing	8,500	7,083	692	6,391	91.85%
Electric Utility Services					
Utility Services	8,000	6,667	7,315	(648)	8.56%
Utility - Recreation Facilities	27,000	22,500	21,431	1,069	20.62%
Utility - Street Lights	27,000	22,500	22,240	260	17.62%
Gas Utility Services					
Utility - Recreation Facilities	30,000	25,000	26,374	(1,374)	12.08%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	1,500	1,250	2,617	(1,367)	(74.44)%
Solid Waste Assessment	2,750	2,750	2,768	(18)	(0.66)%
Water-Sewer Combination Services					
Utility Services	25,000	20,833	15,462	5,371	38.15%
Stormwater Control					
Lake/Pond Bank Maintenance	15,000	12,500	28,210	(15,710)	(88.06)%
Aquatic Maintenance	17,000	14,167	13,475	692	20.73%
Stormwater System Maintenance	5,000	4,167	2,300	1,867	54.00%
Stormwater Assessment	4,500	4,500	3,684	816	18.12%
Miscellaneous Expense	1,000	833	4,000	(3,167)	(300.00)%
Other Physical Environment					
General	30,200	30,200	25,953	4,247	14.06%
Liability/Property/Casualty Insurance					
Entry & Walls Maintenance	2,000	1,667	500	1,167	75.00%
Landscape Maintenance	141,578	117,982	119,521	(1,539)	15.57%
Irrigation Repair & Maintenance	10,000	8,333	15,312	(6,979)	(53.12)%
Irrigation Pump & Well Maintenance	2,500	2,083	5,989	(3,906)	(139.56)%
Holiday Decorations	5,000	5,000	12,595	(7,595)	(151.89)%
Landscape - Mulch	20,025	16,688	15,575	1,113	22.22%
Landscape - Annuals	5,100	5,100	2,957	2,144	42.02%

See Notes to Unaudited Financial Statements

The Groves Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Replacement Plants, Shrubs, Trees	20,000	16,667	40,121	(23,454)	(100.60)%
Reclaimed Water - WUP Commitment	25,000	20,833	9,303	11,530	62.78%
Road & Street Facilities					
Gate Facility Maintenance	2,000	1,667	4,693	(3,026)	(134.65)%
Parking Lot Repair & Maintenance	1,500	1,250	0	1,250	100.00%
Sidewalk Repair & Maintenance	25,000	20,833	0	20,833	100.00%
Roadway Repair & Maintenance	1,000	833	132	701	86.75%
Parks & Recreation					
Maintenance & Repair	30,500	25,417	34,690	(9,274)	(13.73)%
Telephone, Fax, Internet	8,000	6,667	7,607	(941)	4.90%
Vehicle Maintenance	1,500	1,250	1,340	(90)	10.69%
Office Supplies	6,000	5,000	3,640	1,360	39.33%
Lighting Replacement	1,000	833	186	647	81.37%
Clubhouse - Facility Janitorial Supplies	10,000	8,333	6,790	1,544	32.10%
Pool/Water Park/Fountain Maintenance	12,000	10,000	7,182	2,818	40.14%
Athletic/Park Court/Field Repairs	5,500	4,583	919	3,664	83.28%
Pool Service Contract	20,000	16,667	15,155	1,511	24.22%
Pool Repairs	1,000	833	3,008	(2,174)	(200.75)%
Pest Control	2,500	2,083	1,564	519	37.44%
Fitness Equipment Maintenance & Repairs	1,000	833	1,550	(717)	(55.04)%
Facility A/C & Heating Maintenance & Repairs	8,000	6,667	10,302	(3,635)	(28.77)%
Furniture Repair & Replacement	2,500	2,083	4,830	(2,746)	(93.18)%
Pool Furniture Replacement	2,500	2,083	700	1,383	71.99%
Clubhouse Miscellaneous Expense	10,000	8,333	10,790	(2,457)	(7.90)%
Dog Park Maintenance	2,500	2,083	1,200	883	51.99%
Boardwalk & Bridge Maintenance	3,500	2,917	352	2,565	89.94%
Computer Support, Maintenance & Repairs	500	417	660	(243)	(31.99)%
Equipment Lease (Copier)	5,000	4,167	3,116	1,050	37.67%
Contingency					
Miscellaneous Contingency	45,000	37,500	9,200	28,300	79.55%

See Notes to Unaudited Financial Statements

The Groves Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Total Expenditures	<u>1,212,260</u>	<u>1,021,426</u>	<u>1,005,072</u>	<u>16,354</u>	<u>17.09%</u>
Excess of Revenues Over (Under) Expenditures	<u>(81,032)</u>	<u>104,469</u>	<u>113,635</u>	<u>9,166</u>	<u>240.23%</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	81,032	81,032	0	(81,032)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>185,501</u>	<u>113,635</u>	<u>(71,866)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	1,152,218	1,152,218	0.00%
Fund Balance, End of Period	<u>0</u>	<u>185,501</u>	<u>1,265,853</u>	<u>1,080,352</u>	<u>0.00%</u>

The Groves Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	11,040	11,040	0.00%
Special Assessments				
Tax Roll	225,000	225,000	0	0.00%
Total Revenues	<u>225,000</u>	<u>236,040</u>	<u>11,040</u>	<u>4.91%</u>
Expenditures				
Contingency				
Capital Reserve	225,000	99,001	125,999	55.99%
Total Expenditures	<u>225,000</u>	<u>99,001</u>	<u>125,999</u>	<u>56.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>137,039</u>	<u>137,039</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(2,256)	(2,256)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>134,783</u>	<u>134,783</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	1,560,306	1,560,306	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,695,089</u></u>	<u><u>1,695,089</u></u>	<u><u>0.00%</u></u>

The Groves Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 201

From 10/1/2021 Through 7/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	188	188	0.00%
Special Assessments				
Tax Roll	158,096	158,221	125	0.07%
Total Revenues	158,096	158,409	313	0.20%
Expenditures				
Debt Service				
Interest	73,096	68,475	4,621	6.32%
Principal	85,000	85,000	0	0.00%
Total Expenditures	158,096	153,475	4,621	2.92%
Excess of Revenues Over (Under) Expenditures	0	4,934	4,934	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	4,934	4,934	0.00%
Fund Balance, Beginning of Period	0	95,306	95,306	0.00%
Fund Balance, End of Period	0	100,240	100,240	0.00%

The Groves CDD
Investment Summary
July 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2022</u>
US Bank Custody Operating Surplus		
Principal Cash	Cash Account	\$ 225,814
The Bank of Tampa	Money Market	244,741
The Bank of Tampa ICS:		
Amalgamated Bank	Money Market	65,460
NexBank	Money Market	91,966
Pinnacle Bank	Money Market	248,394
The Huntington National Bank	Money Market	248,455
Total General Fund Investments		<u><u>\$ 1,124,830</u></u>
US Bank Custody Reserve		
Principal Cash	Cash Account	\$ 1,545,576
Subtotal		<u>1,545,576</u>
The Bank of Tampa ICS Capital Reserve:		
NexBank	Money Market	156,482
Pinnacle Bank	Money Market	4
Subtotal		<u>156,486</u>
Total Reserve Fund Investments		<u><u>\$ 1,702,062</u></u>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 1
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	100,237
US Bank Series 2007 Prepayment	First American Treasury Obligation Fund Class Z	2
Total Debt Service Fund Investments		<u><u>\$ 100,240</u></u>

The Groves Community Development District

Summary A/R Ledger

001 - General Fund

From 7/1/2022 Through 7/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
6/1/2022	Back 9 Bistro, LLC	OMR0622-1	971.30
6/30/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Copies-2022-06	49.17
6/30/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Electric-2022-06	840.04
6/30/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Reclaim-2022-06	1,473.27
6/30/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Spectrum-2022-06	398.25
7/31/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Copies-2022-07	49.17
7/31/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Electric-2022-07	758.23
7/31/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Reclaim-2022-07	845.83
7/31/2022	The Groves Golf & Country Club HOA, Inc.	HOA-Spectrum-2022-07	398.25
Total 001 - General Fund			5,783.51
Report Balance			5,783.51

The Groves Community Development District
Notes to Unaudited Financial Statements
July 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 07/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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 regular meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday, August 2, 2022, at 6:30 p.m., 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
Stephen Brletic	DE; JMT Eng. Services
Gregg Gruhl	RASI
Amy Wall	Operations Manager
Chris Beck	Securiteam

Audience Members	Present
------------------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

Certificates of Appreciation were presented to volunteers who assisted with the July 4th Poolside Community celebration event.

THIRD ORDER OF BUSINESS

Audience Comments

The Board received audience comments regarding the suggestion of bi-weekly updates from the Board; the question if sod was planned for Cleopatra area where rim ditch work was completed; why the increase in CDD assessments; and comments regarding the guards at the entrance gate.

FOURTH ORDER OF BUSINESS

District Engineer Report

The Board received the District Engineer update from Mr. Brletic. He provided a review of the Stormwater Needs Analysis report he had prepared and submitted. He also provided an update of the recent work completed for the irrigation renovation project noting that his office had taken old irrigation maps and reprinted them for use in the project. He explained that the next step was to have the maps annotated with current information from site visits.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2022-2023 Final Budget

Mr. Cox provided the Board with an explanation of the budget approval process and a brief review of the proposed budget that was previously approved by the Board. Mr. Cox explained how the proposed budget resulted in an O&M assessment increase of \$80.39 annually for the residents and an \$803.95 increase for the golf course.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved to open a public hearing for the fiscal year 2022-2023 final budget, for The Groves CDD.

The final budget public hearing was opened and there were no comments from the audience.

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved to adopt Resolution 2022-05, Adopting the FY2022-2023 Final Budget, for The Groves CDD.

On a motion from Mr. Neary, seconded by Mr. Loar, the Board unanimously approved to close the public hearing for the fiscal year 2022-2023 final budget, for The Groves CDD.

SIXTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2022-2023 Assessments

Mr. Cox explained that a public hearing was required to take comments from the public on the imposing of assessments and the certification of the tax roll that was prepared for the County so that assessments could then be collected by the County Tax Collector.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to open a public hearing for the fiscal year 2022-2023 O&M and Debt Service assessments, for The Groves CDD.

The final budget assessment public hearing was opened and there were no comments from the audience.

On motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved to adopt Resolution 2022-06, Imposing Special Assessments and 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 2022-2023 O&M and Debt Service assessments, for The Groves CDD.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Setting the Meeting Schedule for FY 2022-2023

The Board considered Resolution 2022-07, Setting the Meeting Schedule for FY 2022-2023. The schedule was amended to move the proposed January 3, 2023 to January 10, 2023.

On motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adopt Resolution 2022-07, Setting the Meeting Schedule for FY 2022-2023, as amended, for The Groves CDD.

EIGHTH ORDER OF BUSINESS

Discussion of Lanai Use

The Board discussed the recent developments with the newly renovated lanai involving scheduling conflicts between the golf league and groups invited in by Back 9 Bistro. The discussion clearly concluded that Back 9 Bistro was permitted to use the lanai as restaurant seating overflow but did not have exclusive use authorization.

The Board heard comments from the audience regarding the activities and performance of the restaurant.

It was concluded that a separate special meeting of the Board was required to discuss the restaurant operations at greater length and requested that Mr. Cox work to find an appropriate date as soon as possible for that special meeting.

NINTH ORDER OF BUSINESS**Consideration of Townhall Meeting for Security Options**

The Board discussed the upcoming “townhall style” workshop scheduled for August 17, 2022 at 1:00 p.m. for purpose of having ESS Security and Securiteam Security present their proposed security services to the Board and audience members.

Mr. Cox explained that the information provided was intended to educate the residents so that they would be better informed when they complete a forthcoming survey on the subject. The Board requested that emails be sent to the community advising them of the workshop.

Ms. Cunningham discussed the need to determine the root causes of gate malfunctions before the Board consider the replacement of the gate systems.

Mr. Chris Beck, with Securiteam, addressed the current wiring and other mechanical issues that they have been experiencing.

Mr. Boutin initially made a motion to authorize up to \$5,000 to have a gate maintenance assessment conducted to determine what maintenance issues currently exist but he withdrew the motion before a second was made.

The Board directed staff to work towards having the gates evaluated.

TENTH ORDER OF BUSINESS**Consideration of Entrance Gate Replacement Proposal**

The Board did not discuss or consider the Securiteam entrance gate replacement proposal.

ELEVENTH ORDER OF BUSINESS**Consideration of Steadfast Next Phase of Rim Ditch Maintenance Work Proposal**

Mr. Boutin provided an update of the on-going rim ditch maintenance progress and explained that the proposal from Steadfast under consideration was the next phase towards completion. The Board requested that Steadfast provide a quote to complete the remaining work behind Eustis to Cleopatra and that staff to work with Steadfast to develop a rim ditch maintenance plan for on-going servicing and to provide a quote for that plan.

On a motion from Mr. Boutin, seconded by Mr. Loar, the Board unanimously approved the \$22,800 rim ditch maintenance proposal, for The Groves CDD.

TWELFTH ORDER OF BUSINESS**Consideration of D&S Automatic
Proposal to Install Handicap
Operators on the Men & Women's
Bathroom Doors**

The Board considered D&S Automatics proposal for the installation of handicap operators on the men and women's bathroom doors for \$15,984.

The Board also considered proposal received by staff from FDC Access Control Solutions for \$5,414.52.

The Board postponed consideration of the proposals so that additional information, including warranty information, could be obtained.

THIRTEENTH ORDER OF BUSINESS**Consideration of Steadfast Proposal
for Carp & Sonar Stocking**

The Board considered two proposals from Steadfast Environmental, for the control of Hydrilla in the ponds. One proposal, for \$7,050 was for the stocking of Hydrilla eating Carp fish and the construction of Carp barriers to prevent them from migrating out of the ponds. The second proposal, for \$8,025, was for the application of Sonar herbicide to control the hydrilla.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved a \$8,025 proposal for Sonar herbicide application to control Hydrilla in the District ponds, for The Groves CDD.

FOURTEENTH ORDER OF BUSINESS**Spectrum Communication Update**

Ms. Cunningham provided the Board with an update of the on-going work by the HOA for a bulk cable agreement with Spectrum and her involvement in that effort.

FIFTEENTH ORDER OF BUSINESS**Landscape Contract Proposal
(CDD/HOA) Update**

Mr. Loar provided the Board with an update of the work that has taken place to attempt to locate a landscape vendor that could service both the HOA and the CDD.

He explained that the HOA had agreed to move forward with Red Tree Landscape and that a proposal from Red Tree had been received for the CDD landscape and irrigation services.

The Board discussed the topic and requested staff to send the Red Tree Landscape proposal to all the CDD Board members (attached). The Board also discussed the need to have the landscape map updated to ensure all areas requiring maintenance on CDD property was included.

The Board concluded by directing staff to have topic be put on the September 6, 2022 CDD agenda for consideration.

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

Regarding District Counsel update, Ms. Collier informed the Board that she had no additional information to provide.

B. Aquatics Report - Steadfast

The Board members reviewed the Steadfast Environment July Waterway and Canal Reports and took no additional actions.

C. Client Relations Update

With regards to the Client Relations Manager update, Mr. Cox explained that the new Rizzetta accounting software being implemented, and that staff training was taking place.

D. Operations Manager

The Board received a Clubhouse Manager update from Ms. Amy Wall. Ms. Cunningham recommended that the on-going effort to revise the facilities use policy be turned over to Ms. Lear.

E. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next CDD regular meeting was scheduled for September 6, 2022 at 10:00 a.m. He reviewed the District June 2022 financials and reviewed the current project list with the Board.

SEVENTEENTH ORDER OF BUSINESS**Consideration of Minutes of the Board of Supervisors' Meeting held on July 5, 2022**

The Board reviewed and amended the minutes of the July 5, 2022 regular CDD Board meeting.

On a motion from Mr. Allison, seconded by Mr. Loar, the Board unanimously approved the minutes of the July 5, 2022 regular CDD Board meeting, as amended, for The Groves CDD.

EIGHTEENTH ORDER OF BUSINESS**Consideration of Operations and Maintenance Expenditures for June 2022**

The Board reviewed the June 2022 Operations and Maintenance Expense report which totaled \$126,533.34. The Board requested staff to clarify what work is done monthly versus quarterly by the pest control service. The Board also requested that staff communicate with Lake Doctors for them to include more specific detail in their invoices.

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

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor requests, Mr. Nearey provided an update of on-going efforts with Publix to provide flu shots to the residents.

TWENTIETH ORDER OF BUSINESS Adjournment

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 9:42 p.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 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$82,578.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Groves Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
All Temp Air Conditioning & Refrigeration	008310	21653	HVAC - Condenser 07/22	\$	375.00
All Temp Air Conditioning & Refrigeration	008317	21658	HVAC Service - Freon 07/22	\$	801.50
Brighthouse Networks	20220725-1	046594101071022	7924 Melogold Circle-Golf & Club 07/22	\$	266.95
Brighthouse Networks	20220725-2	051389101062422	7924 Melogold Cir Back Gate 07/22	\$	123.11
Brighthouse Networks	20220725-3	088099301061922	Internet for Master Business Accts 07/22	\$	294.28
Brighthouse Networks	20220725-4	091844201072422	7924 Melogold Cir 07/22	\$	134.22
Central Termite & Pest Control Inc.	008301	90670	Pest Control Monthly 07/22	\$	52.00
Central Termite & Pest Control Inc.	008301	90883	Pest Control Monthly Rodent 07/22	\$	50.00
Central Termite & Pest Control Inc.	008301	91208	Pest Control Quarterly 07/22	\$	48.00
Christina Cunningham	008302	CC070522	Board Of Supervisors Meeting 07/05/22	\$	200.00
City of Clearwater	008318	4156233 07/22	7924 Melogold Circle 07/22	\$	613.34
Clean Sweep Supply Co., Inc.	008319	4214	Janitorial Supplies 07/22	\$	269.35

The Groves Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
D & S Automatics, Inc.	008299	070722 Atlas	50% Deposit - Install Door 07/22	\$ 4,249.00
ESS Global Corporation	008289	62722	Security Services 06/20/22-06/26/22	\$ 1,617.00
ESS Global Corporation	008311	71122	Security Services 07/04/22-07/10/22	\$ 1,822.56
ESS Global Corporation	008320	71822	Security Services 07/11/22-7/17/22	\$ 1,701.00
ESS Global Corporation	008303	7322	Security Services 06/27/22-07/03/22	\$ 1,617.00
Florida Department of Revenue	008304	61-8017755714 06/22	Sales & Use Tax 06/22	\$ 26.37
Innersync Studio, Ltd DBA Campus Suite	008290	20576	Website Hosting/Compliance Service 07/22	\$ 378.75
James P Nearey	008306	JN070522	Board Of Supervisors Meeting 07/05/22	\$ 200.00
Jimmy Allison	008298	JA070522	Board Of Supervisors Meeting 07/05/22	\$ 200.00
Pasco County	008307	16827899	0356330 - 7324 Melogold Cir 06/22	\$ 1,327.35
Pasco County	008307	16827901	0356345 - 0 Festive Groves Blvd 06/22	\$ 38.77
Pasco County	008307	16827902	0356350 - 7320 Land O Lakes Blvd 06/22	\$ 144.40

The Groves Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County	008307	16828665	0943510-7924 Melogold Cir-Reclaim 06/22	\$ 2,209.90
Pasco County	008321	16992679	7924 Melogold Circle Hydrant 07/22	\$ 15.42
Proteus Pool Services LLC	008291	Grovo18	Pool Maintenance Contract 06/22	\$ 1,502.53
Richard Loar	008305	RL070522	Board Of Supervisors Meeting 07/05/22	\$ 200.00
Rizzetta & Company, Inc.	008292	INV0000069379	District Management Fees 07/22	\$ 6,033.34
Rizzetta & Company, Inc.	008293	INV0000069552	Personnel Reimbursement 06/24/22	\$ 8,093.12
Rizzetta & Company, Inc.	008294	INV0000069577	Mass Mailing 06/22	\$ 902.34
Rizzetta & Company, Inc.	008312	INV0000069596	Out of Pocket Expenses 06/22	\$ 100.00
Rizzetta & Company, Inc.	008313	INV0000069617	Amenity Management & Oversight 07/22	\$ 8,489.13
Securiteam, Inc.	008314	12235052022	Replace Mag Lock - Restroom 06/22	\$ 589.00
Securiteam, Inc.	008314	12317062022	Service Call - Gate 07/22	\$ 525.00
Securiteam, Inc.	008314	12342062822	Service Call-Reset Gate Board 07/22	\$ 150.00

The Groves Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	008308	15644	Quarterly Video Monitoring 07/22	\$ 6,899.97
Spectrum	20220725-5	0034594836-01 06/22	7924 Melogold Circle- Ballroom 06/22	\$ 6.60
Steve Gaskins Contracting, Inc.	008295	0001017	Off Duty Deputy & Scheduler Fee 06/22	\$ 524.00
Straley Robin Vericker	008315	21734	Legal Services 06/22	\$ 2,937.00
The Groves CDD	CD413	CD413	Debit Card Replenishment	\$ 1,960.22
The Groves CDD	CD414	CD414	Debit Card Replenishment	\$ 1,975.50
The Lake Doctors, Inc.	008296	670874	Quarterly Fountain Service 07/22	\$ 350.00
The Pool Works of Florida, Inc.	008297	1676	Replace Pump - Pool 04/22	\$ 1,925.00
Times Publishing Company	008309	0000230605 06/26/22	Acct 109332 Legal Advertising 06/22	\$ 147.50
Times Publishing Company	008316	0000233668 07/06/22	Acct 109332 Legal Advertising 07/22	\$ 788.13
Waste Management Inc. of Florida	ACH20220705	0762191-1568-0	Waste Disposal Services 07/22	\$ 246.24
Wilbur H. Boutin Jr	008300	BB070522	Board Of Supervisors Meeting 07/05/22	\$ 200.00

The Groves Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc	ACH20220719	Summary Elec 06/22	Summary Electric 06/22	\$ 7,096.09
Yellowstone Landscape	008322	TM 390458	Monthly Landscape Maintenance 07/22	\$ 11,798.17
Yellowstone Landscape	008322	TM 399061	Install Summer Annuals 07/22	<u>\$ 364.50</u>
Report Total				<u><u>\$ 82,578.65</u></u>