

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**THE GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on Thursday, August 3, 2021 at 6:30 p.m., at The Rizzetta & Co. Inc, District office located at 8544 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum:

Bill Boutin	Board Supervisor, Chairman
Richard Loar	Board Supervisor, Vice Chairman
Jimmy Allison	Board Supervisor, Assistant Secretary
Christina Cunningham	Board Supervisor, Assistant Secretary (via conference call)
James Nearey	Board Supervisor, Assistant Secretary

Also present were:

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

Audience: Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Greg Cox called the meeting to order and performed roll call, confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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

**THIRD ORDER OF BUSINESS**

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

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

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

**FOURTH ORDER OF BUSINESS**

**Discussion of Amenity Services  
Contract**

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

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

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

**FIFTH ORDER OF BUSINESS**

**Discussion of Assistant Operations  
Manager**

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

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



**SIXTH ORDER OF BUSINESS****Consideration of Finn-Outdoor  
Drainage Pipe Excavation & Repair  
Proposal**

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

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2021-04,  
Setting the Meeting Schedule for FY  
2021-2022**

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

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

**EIGHTH ORDER OF BUSINESS****Discussion of Alternatives to Prevent  
Speeding in the Community**

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

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

**NINTH ORDER OF BUSINESS****Discussion of Wildlife Signs at  
Community Entrances**

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

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

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

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**TENTH ORDER OF BUSINESS****Discussion of Alternative Management Companies**

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

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

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

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

**ELEVENTH ORDER OF BUSINESS****Consideration of Pool Proposals**

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

**TWELFTH ORDER OF BUSINESS****Consideration of Lanai Proposals**

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**B. District Engineer**

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

**C. Aquatic Report – July Waterway and Canal Report**

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

**D. Clubhouse Manager**

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

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

**E. District Manager**

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

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

Ms. Cunningham objected to closing the initial plan and requested that there be 60- and 90-day checkpoints to check if the improvements made to date



were continuing and that monthly updates on the remaining items be continued.

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

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

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

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

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

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

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

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

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

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

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

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

During Supervisor Requests, Ms. Cunningham requested to discuss the CDD funding of tree trimming behind resident's homes and the topic was directed to be

added to the next regular meeting. Ms. Cunningham requested that Mr. Mustafa look at the storage area at the back of the clubhouse to see if space could be made for residents' activities storage.


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

## **TWENTY-SECOND ORDER OF BUSINESS    Adjournment**

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

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved to adjourn the Board meeting at 9:52 p.m., for The Groves CDD.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman