

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, September 7, 2021 at 10:00 a.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
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	District Engineer, JMT
Beesan Mustafa	Clubhouse Manager
Nick Shaffery	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**

The Board received audience comments regarding holiday lighting proposals; wildlife signage; speeding and the need for a no outlet sign installation on Berna Lane.

THIRD ORDER OF BUSINESS **Consideration of Restaurant Operation Proposal and Agreement with Back 9 Bistro**

The Board considered the draft Restaurant Operation Agreement with Back 9 Bistro and Ms. Cunningham reviewed the most recent amendments to the agreement.

The Board requested that the hours of operation be written in a manner that afforded Back 9 Bistro the flexibility to change when required.

The Board requested the contract start date be flexible to permit an earlier start if needed. It was also noted that all reference to the CDD providing a golf cart to be used as a beverage cart was removed.

The Board discussed the \$1 per month lease rate for the 12 months and that the subsequent years would be negotiable.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved the amended agreement with Back 9 Bistro for the operation of the restaurant facility, for The Groves CDD.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to authorize the Chairman to negotiate and approve the cost for Ms. Grace Yang to complete the transfer of the liquor license, for The Groves CDD.

The Board provided direction for staff to work with Ms. Yang to obtain an estimate of cost and the process required to obtain the beverage golf cart liquor license.

Ms. Cunningham addressed the topic of how to determine how much Bayscape would owe the District upon the conclusion of the contract and the Chairman asked that she lead the effort to obtain that information.

Mr. Loar addressed the topic of an ice machine cleaning invoice for \$350 that was paid by the CDD and which should have been paid by Bayscape. Staff was directed to address that invoice with Bayscape.

FOURTH ORDER OF BUSINESS

Consideration of Pool Resurfacing Proposal

Mr. Mustafa informed the Board that he had just received additional proposals for pool resurfacing and the Board postponed consideration of the proposals until the next meeting. Ms. Cunningham requested that an effort be made to obtain references for those submitting proposals.

FIFTH ORDER OF BUSINESS

Consideration of Sidewalk Repair Proposal

The Board considered a proposal from Precision Sidewalk Safety for repairs throughout the community. The Board approved the proposal with the estimated cost of \$42,373 - \$45,339 if the authorized by October 10, 2021, and asked staff to request that work start as soon as possible.

12. On a motion by Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved the Precision Sidewalk Safety proposal with a cost estimate of \$42,373 - \$45,339, for The Groves CDD.

SIXTH ORDER OF BUSINESS**Consideration of Shuffleboard Proposal**

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved a proposal from Allen Shuffleboard for materials to resurface two community shuffleboards, for \$3,162.87, for The Groves CDD.

SEVENTH ORDER OF BUSINESS**Consideration of Copier Proposals**

The Board discussed the topic of copier proposals for the Clubhouse and Mr. Loar was requested to review the proposal options with Mr. Mustafa and for the topic to be placed on the next meeting agenda for further consideration.

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

The Board discussed the topic of installing wildlife signs at community entrances.

On a motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously approved to authorize staff to acquire and install signs and poles for two "wildlife" warning signs, with a not-to-exceed amount of \$500, for The Groves CDD.

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

Ms. Collier updated the Board on the Proposed Agreement for HOA to Maintain The Groves Sign on CDD Property.

B. District Engineer

The Board received a District Engineer update from Mr. Stephen Brletic.

He advised the Board that the stormwater pond outflow work was complete along with the drainage pipe replacement work. He explained that a third project with a depressed area behind a residence is still underway and estimates to get fill dirt will be obtained.

Mr. Mustafa noted that there is substantial expense associated with warrant studies that would be required for the installation of intersection signage.

Following further discussion on the topic of a No Outlet sign being installed on Berna Lane, the Board members directed staff to have one installed.

****The Board members recessed the meeting at 12:05 p.m. and the meeting was called back to order at 12:19 p.m. with all Board members present. ****

C. Aquatic Report – August Waterway and Canal Report

The Board reviewed the August waterway and canal reports provided by Steadfast Environmental.

D. Clubhouse Manager

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

The Board received additional audience comments and considered the three proposals received for holiday lighting and discussed the possibility that it may be too late for any of them to be able to respond.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to authorize staff to negotiate with all three holiday lighting vendors in order of pricing, and to authorize the Chairman to approve any of the three proposals in the order of lowest price being the first priority, for The Groves CDD.

E. District Manager

The Board received a District Manager update from Mr. Cox who reminded the Board that the next CDD meeting was scheduled for October 5, 2021, at 10:00 a.m.

Mr. Cox explained how he was working on a revision to the 2021-2022 budget to breakout more line items for better transparency or expenses.

Mr. Allison informed Mr. Cox that the next year meeting schedule had an incorrect date for the May meeting and requested that be adjusted.

Ms. Cunningham mentioned a landscape expense breakdown that Mr. Cox had prepared for her and asked that he provide that to the rest of the Board.

Mr. Cox informed the Board that the Amenity Management agreement 3rd Addendum was previously approved, but the exhibit had to be amended to reflect the approved change of Assistant Operations Manager to Administrative Assistant. Mr. Loar noted that the Board has also approved the Administrative Assistant position was approved as full time by the Board.

TENTH 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.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 3, 2021

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved the minutes of the Board of Supervisor's regular meeting held on August 3, 2021, for The Groves CDD.

TWELFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting held on August 18, 2021

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved the minutes of the Board of Supervisor's Special meeting held on August 18, 2021, for The Groves CDD.

THIRTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting held on August 25, 2021

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the minutes of the Board of Supervisor's Special meeting held on August 25, 2021, for The Groves CDD.

FOURTEENTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for July 2021

The Board reviewed the July 2021 Operations and Maintenance report which totaled \$115,108.69.

Mr. Cox was asked to have the Diamond Ice invoice for \$350 for ice machine cleaning sent to Bayscape for reimbursement to the District.

Mr. Mustafa was asked to review the Verizon "ring central" invoice to determine if it should be canceled.

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

FIFTEENTH ORDER OF BUSINESS**Supervisor Requests**

During Supervisor Requests, the following requests / comments were made:

- Ms. Cunningham asked if the AARP insurance class could be set up.
- Ms. Cunningham discussed the feasibility of the furniture in the kitchen storage area being moved to create more space. This item was asked to be an agenda topic at the next meeting.
- Ms. Cunningham requested staff to ensure the water meter for the restaurant be properly set up for the vendor.
- Mr. Loar reminded staff that the No Outlet sign installation was approved by the Board.
- Mr. Allison requested information regarding moving money in the budget and noted that moving money required Board approval.
- Mr. Boutin requested that the CDD / HOA Facility Maintenance agreement be added to the next agenda for discussion.
- Ms. Cunningham requested that copies of agreements with the pro shop / maintenance facilities / putting green, etc. be provided to the Board members.
- Mr. Boutin discussed the topic of cars being parked on the grass area near the maintenance facility instead of the appropriate parking areas and suggested a letter be sent to the vendor representatives and that the HOA be asked to assist with this issue. A resident added comments regarding a piece of aluminum that needed to be removed.
- Mr. Boutin requested a status of the ESS Security contract.
- Mr. Boutin requested that staff work on a solution to estate sales agents blocking the roads with vehicles.
- Mr. Boutin announced his concern that information being circulated about COVID booster shots being available is not valid.
- Mr. Boutin announced that a "military ball" was being put together for November 7, 2021.
- Mr. Boutin announced that a ceremony for Vietnam era veterans was being considered.

The Board addressed additional resident questions regarding the status of roadway repairs. It was noted that it was currently too hot to do the repairs.

The Board received an update from Mr. Nick Shaffery regarding the 90 Day Improvement plan. He provided an update of the new vendor app being implemented by Rizzetta. The Board members requested that Rizzetta work on creating the ability for Board members to have access to the District agreements electronically. Ms. Cunningham requested that the 90 Day Improvement Plan continue to be an agenda item and the financials and District Manager replacement for Mr. Cox be addressed.

SIXTEENTH ORDER OF BUSINESS Adjournment

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

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On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved to adjourn the Board of Supervisors at 1:15 p.m., for The Groves CDD.

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Secretary/Assistant Secretary


Chairman/Vice Chairman