
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, January 11, 2022, at 10:01 a.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.
Jennifer Goldyn	District Manager, Rizzetta & Co, Inc.
Dana Collier	District Counsel, Straley, Robin & Vericker
Stephen Brletic	District Engineer, JMT Engineering Services
Kellie Sprague	Admin Assistant
Jennifer Goldyn	Rizzetta & Co., Inc., District Management Services
Nick Shaffery	Rizzetta & Co., Inc. Client Relations Manager
Lucianno Mastrionni	Director, Director, Amenity Community Services, Rizzetta & Co, Inc.
Gregg Gruhl	Amenity Services Manager, Rizzetta & Co, Inc.
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS**Audience Comments**

The Board received audience comments which included positive comments regarding the community message board; the arrangement of the annuals in the landscaping; and an interest in coordinating a fund raiser for local fire rescue personnel. There was also a request for information regarding the status of Mr. Mustafa who was not present at the meeting.

FOURTH ORDER OF BUSINESS**Back 9 Bistro Presentation/Updated**

The Board received an update from Simone Tolley, operator of the Back 9 Bistro, regarding the status of the restaurant. She noted that the "official opening" would be on January 21, 2022. She requested that the Board consider replacing the carpet with vinyl planking and that they would split the cost with the District. She estimated the cost at \$4,500 versus \$1,750 for carpeting. She also noted that this would include the Card Room.

Mr. Boutin indicated that he would work with Ms. Tolley to get a proposal and that it would then be ready for consideration at the February 1, 2022, CDD Board meeting.

Ms. Tolley also informed the Board that the alcohol permit that allowed for serving alcohol on the golf course had been approved and that they were in the process of seeking a beverage cart for that purpose.

The Board also briefly discussed the need for improved sound proofing in the facility and that possibly the flooring might come with padding to assist with that.

FIFTH ORDER OF BUSINESS**Consideration of Revised Yellowstone Mulch Proposal**

The Board considered a proposal from Yellowstone Landscaping for mulch installation throughout the community for \$15,575.

The Board members discussed their concerns regarding lack of information on the proposal, if areas that were too full would be corrected, and if the proposal considered that the entrance gatehouse area had been changed to remove mulch in that area.

The Board also requested that a map be created to reflect what areas are planned for the mulch installation.

The proposal consideration was postponed until the next meeting scheduled for February 1, 2022.

SIXTH ORDER OF BUSINESS**Consideration of Tree Trimming Proposal**

The Board considered a proposal from Stutzman Brothers Property Maintenance, Inc. for \$4,562.50 to trim up trees along Merogold Circle and at front and back entrances to clear access for trucks and emergency vehicles.

On a motion from Mr. Allison, seconded by Mr. Loar, the Board unanimously approved the Stutzman Brothers Property Maintenance, Inc. for \$4,562.50 to trim up trees, for The Groves CDD.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Services
Provided by EES & Securiteam**

The Board discussed the services provided by ESS Security and Securiteam with representatives from each company being present.

The Board members expressed dissatisfaction with the issue of guards not arriving for shift work and some of the procedures followed by the security personnel at the entrance gate. The Board members emphasized the need for improved communication. The Board also discussed the functions of the monitoring of the pool area after hours and how the function of the gates if the guard does not show up or leaves early.

Ms. Cunningham suggested that ESS consider seeking security personnel within the residents of the community. The Board requested improved communication between ESS and Securiteam representatives regarding the gate house operations.

The Board received a presentation by Mr. Frank Prete, with Securiteam, regarding their proposal for upgrades to the equipment in the entrance gate house and he addressed questions from the Board.

The Board requested that Mr. Prete send copies of previous equipment replacement proposals he was indicating he had previously sent.

The Board requested that staff prepare a spreadsheet of all the current costs and the proposed costs associated with security.

EIGHTH ORDER OF BUSINESS

Discussion of Entrance Gate Damages

Mr. Loar opened the discussion regarding his concerns regarding the repeated incidents of damages to the entrance gates. He recommended the Board consider an automatic fee for any damage to gate of at least \$100 in addition to the actual costs associated with the repair/replacement of damaged equipment. The Board requested that staff begin the process of creating a policy for the District regarding gate damages.

*******The Board recessed at 11:20 and the meeting was called back to order at 11:33 with all Board members present. ******

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board received a District Counsel update from Ms. Dana Collier. She provided an update of the status of the turnover of the restaurant operations from Bayscape and Back 9 Bistro. The Board discussed the letter sent to

Bayscape regarding the status of their deposit versus damages; the expenses incurred by Back 9 Bistro upon taking over operation; the damages left unrepaired by Bayscape; and the steps to be taken to bring the turnover to a conclusion.

B. District Engineer

The Board received a District Engineer update from Mr. Stephen Brletic. He provided information regarding the new requirement for a CDD Stormwater Management Needs Analysis as now required by Chapter 2021-194, Laws of Florida, and provided a proposal to complete the required analysis report for the District with an estimated cost of \$5,610.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the stormwater management needs analysis to be provided by JMT / Mr. Brletic for a not-to-exceed amount of \$5,610, for The Groves CDD.

C. Aquatic Report – August Waterway and Canal Report

The Board reviewed the aquatic maintenance report from Steadfast Aquatics.

D. Client Relations Manager Update

The Board received a Client Relations Manager update from Mr. Nick Shaffery, with Rizzetta. He provided that Rizzetta was in the final stages of the shared drive for the Board. He addressed questions from the Board regarding the coding process in the District financials.

Mr. Loar noted concerns he had regarding multiple invoices from Central Pest Control and requested clarification.

Mr. Boutin indicated that the Board wants corrective actions reported back once they are identified.

Ms. Cunningham expressed her specific concerns that the debit card purchases are being properly coded along with items like the gate house renovations.

Mr. Shaffery informed the Board that he will have the appropriate staff member research those areas.

E. Clubhouse Manager

The Board reviewed the Clubhouse Manager report and Ms. Cunningham requested more information regarding the vehicle accident where a light post was hit at the front of the community. She also discussed the water meter permit and asked if the water line can be extended to the cabana.

The Board concluded that adding water is a separate project requiring plumbing and that the project could be discussed at the workshop scheduled for January 18, 2022.

F. District Manager

The District Management report was presented by Mr. Cox.

He provided a status of District financials as of November 2021.

He noted that the next regular meeting was scheduled for February 1, 2022.

He reminded the Board that there were three seats up for General Election in November 2022.

Mr. Loar requested information as to where the recent Reserve Study financial information was obtained.

Ms. Cunningham requested the current information for the meeting schedule for the fiscal year.

TENTH ORDER OF BUSINESS**Consideration of Minutes of the
Board of Supervisors' Meeting held
on December 7, 2021**

The Board reviewed the Minutes of the December 7, 2021 CDD Board meeting and Mr. Loar requested two administrative corrections.

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved the minutes of the December 7, 2021 CDD Board meeting, as amended, for The Groves CDD.

ELEVENTH ORDER OF BUSINESS**Consideration of Operations and
Maintenance Expenditures for
November 2021**

The Board reviewed the Operations and Maintenance Expenditures report for November 2021.

Mr. Loar requested that staff seek to have sales tax expenses removed from invoices such as Ring Central and Spectrum bills if possible.

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

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

During Supervisor Requests, Mr. Loar indicated he wanted to have the Board look at photos of areas that contained overgrowth of vegetation behind various residents' property.

During Supervisor Requests, Mr. Loar indicated he wanted to have the Board look at photos of areas that contained overgrowth of vegetation behind various residents' property.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved to receive and file photos of vegetation growth on CDD property, for The Groves CDD.

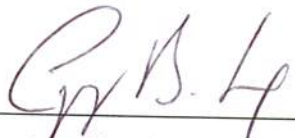
Mr. Loar explained that some residents were complaining about the growth of vegetation from CDD property that was beginning to encroach upon residential property, and he was requesting guidance from the Board as to how to respond to the residents.

The Board discussed the need for a policy to be developed on issues like this.

Mr. Boutin requested that Yellowstone take steps to center the marquee plantings; that staff have an electrician inspect the main entrance to determine if there are issues with the GFIs; that he get an inventory of the bridge repair lumber and status of the generator; and suggested a newsletter article about how many garages are being continually being left open.

NINTH ORDER OF BUSINESS Adjournment

On a motion from Ms. Cunningham, seconded by Mr. Loar, the Board unanimously approved adjourn the meeting at 1:00 p.m., for The Groves CDD.



Secretary/Assistant Secretary



Chairman/Vice Chairman