

---

---

**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, February 1, 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	<b>Board Supervisor, Chairman</b>
Richard Loar	<b>Board Supervisor, Vice Chairman</b>
Jimmy Allison	<b>Board Supervisor, Assistant Secretary</b>
Christina Cunningham	<b>Board Supervisor, Assistant Secretary</b>
James Nearey	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Gregory Cox	<b>District Manager, Rizzetta &amp; Co, Inc.</b>
Jennifer Goldyn	<b>District Manager, Rizzetta &amp; Co, Inc.</b>
Dana Collier	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Shawn Piccolo	<b>Interim Operations Manager</b>
Kellie Sprague	<b>Admin Assistant</b>
Nick Shaffery	<b>Rizzetta &amp; Co., Inc. Client Relations Manager</b>
Gregg Gruhl	<b>Amenity Services Manager, Rizzetta &amp; Co, Inc.</b>

Audience Members      **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and performed roll call.

In addition to the Board members, Mr. Cox noted that Ms. Shawn Piccolo, Interim Operations Manager, was present at the meeting along with Ms. Jennifer Goldyn, Rizzetta District Management Services and Mr. Gregg Gruhl, Rizzetta Amenity Services, Inc.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

On motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to accept a letter dated January 26, 2022, from Ms. Wright Walden, attorney for Bayscape, along with its photo attachments, for the purpose of discussions of the restaurant transition to Back 9 Bistro, for The Groves CDD.

### THIRD ORDER OF BUSINESS

### Audience Comments

The Board received audience comments that included a concern that amenity staff members hired can interact well with seniors; Oak trees that required pruning by Stutzman Brothers; the need for maintenance of the dog park; concerns regarding the departure of "Moose" Mustafa as Operations Manager; the frequency of the overturn of staff members; the use of the "fishing hole" as a dog park by residents; and the need for new pool furniture.

On a motion from Mr. Nearey, seconded by Mr. Boutin, the Board unanimously approved to accept audience member provided documents to support comments to the Board, for The Groves CDD.

Supervisor Cunningham suggested to the audience members that they consider forming a volunteer group to help with the dog park maintenance issues.

Supervisor Loar informed those attending the meeting that \$6,000 was previously approved by the Board for new / renovated pool furniture but that it had not been used at this time.

The Board moved the District Counsel update regarding the Bayscape at the Groves, LLC (Bayscape) restaurant transition issue to this point in the agenda in order for Mr. Cox to bring Ms. Wright Walden into the meeting via phone conference.

### FOURTH ORDER OF BUSINESS

### District Counsel Report and Update on Bayscape Matter

The Board was presented an update of the status of costs associated with the departure of Bayscape at the Grove, LLC, from the restaurant operations and how much of their \$3,000 security deposit funds would be returned to them.

Ms. Collier explained the information she had been able to gather with regards to repairs made and items that were left unrepaired.

The Board received comments from Ms. Walden regarding the position of Bayscape for the repairs made, expenses paid for those items.

At the conclusion of the presentations of information, Ms. Collier recommended that the Board approve to return the entire deposit to Bayscape plus an additional \$125.

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved to return the \$3,000 security deposit plus \$125, to Bayscape at the Groves, LLC, for The Groves CDD.

**FIFTH ORDER OF BUSINESS**

**Consideration of Martin Aquatic  
Design Proposal for Pool Renovation**

The Board considered a proposal, with a composite estimate of \$68,270, from Martin Aquatic Design, for work on the pool renovation project and which was presented and discussed at the January 18, 2022 Board workshop.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved a pool renovation work proposal from Martin Aquatic Design for \$68,270, for The Groves CDD.

**SIXTH ORDER OF BUSINESS**

**Consideration of Revised Yellowstone  
Mulch Proposal**

The Board considered a Yellowstone mulch installation proposal for \$15,575 and requested that Yellowstone be proactive in making sure the depth of the mulch is kept at the proper depth and that staff accompany them during the mulch installation and get a bag count to reflect how much was actually used since some areas had been removed from the mulch requirement.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved a not-to-exceed amount of \$15,575 for mulch installation by Yellowstone Landscape, for The Groves CDD.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Restaurant Flooring  
Proposal**

The Board considered proposals for floor covering replacement for the restaurant and the adjacent card room. Ms. Simone Tolley, Back 9 Bistro, provided the Board with estimates for carpet replacement (\$2,600) and vinyl replacement (\$4,977.70) and explained that they would be willing to pay 50% of the cost.

On a motion from Mr. Boutin, seconded by Mr. Allison, the Board unanimous approved to proceed with the restaurant / card room vinyl installation estimate with the understanding that the sales tax amount would be removed and that the CDD would only fund 50%, for The Groves CDD.

The Board members discussed the additional need to get options for adding sound absorbing materials to the walls and ceiling in both the restaurant and card room to improve the acoustics.

**EIGHTH ORDER OF BUSINESS****Discussion  
Alternative****Regarding****Staffing**

On motion from Mr. Allison, seconded by Mr. Nearey, the Board approved a motion, with a 3-2 vote (Ms. Cunningham and Mr. Loar voting no), to table the agenda topic of Discussion of Staff Alternatives, for The Groves CDD.

Ms. Cunningham added comments regarding her concern about the number of changes of staff members by Rizzetta and the apparent retention issue of employees. Mr. Loar provided comments regarding his thoughts that the Board had the fiscal responsibility to consider staffing options and stated that switching, whether for cost or other reasons, was not warranted unless extensive due diligence was performed.

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

For the District Engineer update, Mr. Cox informed the Board that Mr. Brletic had provided an initial \$8,000 estimate for the survey for the pool renovation project. Mr. Cox explained that the area to be surveyed was large and that surveys were currently very expensive. The Board requested that staff communicate with Martin Aquatics and Mr. Brletic to determine if other estimates could be obtained.

**B. Aquatic Report – August Waterway and Canal Report**

The Board reviewed the aquatics report from Steadfast. Staff was requested to find out if the dams had been removed from the canals by Steadfast.

**C. Client Relations Manager Update**

During the Client Relations Manager update, Mr. Cox informed the Board that the accounting software improvements for Rizzetta was estimated for completion in the May timeframe.

The Board requested that the Securiteam Security equipment proposal be added to the next agenda.

**D. Clubhouse Manager**

The Board received a Clubhouse Manager update from Ms. Kellie Sprague as she presented the January Operations Manager Report.

Ms. Cunningham presented a number of items for action to be taken: find out how the proposed guardhouse planters were to be irrigated; determine what has been done by Central Pest Control to correct the ant issue in the ballroom; remove the item “multiple significant repairs” from the future reports; take action to remove fax charges from Spectrum bills for the copier if it is not to be connected; review all the District policies for the use of the clubhouse facilities (ballroom, card room, craft room, etc.) by non-resident groups.

**E. District Manager**

The Board received a District Manager update from Mr. Cox. He informed the Board that the next CDD Board meeting was scheduled for March 1, 2022 at 10:00 a.m. He also provided the Board with an update of the District financials as of December 31, 2021.

Mr. Cox explained that with regards to the project management plan, he would welcome any Board member information regarding the list of projects that had been provided.

**TENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on January 11, 2022**

The Board considered the Minutes of the Board of Supervisors' regular meeting held on January 11, 2022 and made one administrative amendment.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the Minutes of the Board of Supervisors' regular meeting held on January 11, 2022, as amended, for The Groves CDD.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Workshop Meeting held on January 18, 2022**

The Board considered the Minutes of the Board of Supervisors' workshop meeting held on January 18, 2022 and made one administrative amendment.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved the Minutes of the Board of Supervisors' workshop held on January 18, 2022, for The Groves CDD

**TWELFTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for December 2021**

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

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

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

During Supervisor Requests, Mr. Loar provided his views on a formal Request for Proposals (RFP) for landscape service from a single provider that combines both the HOA and the CDD properties.

He discussed the parking of Davey Landscape vehicles and that holes made needed to be filled.

He also discussed the need for a designated location for the parking of Davey equipment. He informed the Board that the Golf Course staff has expressed interest in have a shed installed next to the pump house for additional storage.

Lastly, he discussed how the Board needs to have more work done on the Reserve Study as he has concerns that the initial District financial information used is incorrect. He requested that the Reserve Study be an agenda item on the next agenda.

During Supervisor Requests, Ms. Cunningham addressed the topic of the need for an additional water meter for the restaurant usage and how this has been an on-going topic for a long time.

She also discussed the need for a system to provide an on-call service to reach the responsible staff for District issues after hours and on weekends since the District subsidizes cell phones for the staff.

She discussed the maintenance facility leased to the HOA and how it is not being maintained properly. She requested that staff visit the facility at least once a month to check that it is being maintained properly. Lastly, she suggested that the lease agreement should be revised for maintenance responsibilities.

# **FOURTEENTH ORDER OF BUSINESS**

## **Adjournment**

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 11:55 a.m., for The Groves CDD.

Gregory B. Cox  
Secretary/Assistant Secretary

[Signature]  
Chairman/Vice Chairman