

## 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, April 5, 2022, at 10:00 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
Amy Wall	Operations Manager
Shawn Piccolo	Facilities Manager
Stephen Brletic	District Engineer, JMT
Frank Prete	Securiteam

Audience Members	Present
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### FIRST ORDER OF BUSINESS

#### Call to Order

The meeting was called to order at 10:00 a.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.

### THIRD ORDER OF BUSINESS

#### Audience Comments

The Board received audience comments on the following topics: the need to clear rim ditches behind homes on Trovita; request to extend gate arms at the back

gate; conditions of the dog park following the heavy rains; the need to maintain bike access at the back gates.

**FOURTH ORDER OF BUSINESS**

**Dog Park Update**

The Board received an update from Sarah Langley regarding the on-going work at the dog park by the community volunteers. She reported 11 of the 21 proposed tasks completed so far and that the volunteer group has raised \$3,000 in donated funds for the dog park renovation.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03,  
Setting General Election**

The Board considered Resolution 2022-03, Setting General Election

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adopt Resolution 2022-03, Setting General Election, for The Groves CDD.

**SIXTH ORDER OF BUSINESS**

**Consideration of Securiteam  
Proposals**

The Board reviewed proposals from Securiteam for upgraded security equipment at the entrances, new barrier arms, and an agreement for 24 hours, seven days a week, virtual gate monitoring which would replace the current staffed gate at the front entrance.

Mr. Frank Prete, with Securiteam, explained that the agreement for the virtual monitoring would include new kiosk stations at no cost to the District, remote concierge gate guard services for \$8,100 monthly which includes the pool monitoring, and a full system inspection quarterly for \$200 per month.

The Board proceeded to consider the gate guard service proposal and to table the proposals for new equipment.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board approved with a 4-1 vote, with Ms. Cunningham voting no, the proposal for Securiteam to begin the gate guard concierge services 24 hours a day, seven days a week, beginning June 1, 2022, pending execution of the service agreement by the Chairman, for The Groves CDD.

The Board discussed the topic of when to terminate the current services provided by ESS Security and Mr. Prete explained that he estimated the start of the kiosk installation to begin on the first of May 2022, depending upon the execution of the service agreement.

On a motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously approved to authorize staff to initiate the service contract termination notice to ESS Security in sufficient time to meet the 30-day contract termination notice requirement which would be effective May 31, 2022, for The Groves CDD.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Replacement Benches at Shuffleboard  
Court**

The Board considered a proposal with two options for a table and benches for the shuffleboard area. The Board approved a \$2,800 expenditure for a proposed table and supporting items.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board approved to expend not-to-exceed \$2,800 for a table with benches and supporting items for the shuffleboard area, for The Groves CDD.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Commercial  
Acoustics Proposal for Clubhouse  
Acoustic Panels**

The Board considered the proposal for acoustic panel installation in the clubhouse from Commercial Acoustics for \$4,459.90 and determined that there was insufficient information regarding where the panels would be installed.

The Board tabled the consideration of the proposal until more detail could be obtained.

**NINTH ORDER OF BUSINESS**

**Discussion of Pool Inspections**

The Board received an update of the recent pool inspections by the Health Department which resulted in the need to have repairs made immediately to preclude a pool shut down. He noted that the spa was temporarily closed until repairs could be made but has since reopened. He added that the repairs have been made and there were additional administrative requirements such as signage updating still underway.

Mr. Boutin provided that it does not serve the Community well for individuals to contact the Health Inspector to complain about the inspection results.

Mr. Boutin also explained that the inspection revealed that the pool was not authorized to allow night swimming and that a lighting survey recently showed that the current lighting did not meet the requirements and upgrades to the lighting were required. He noted that until the pool is properly certified for night swimming on the pool permit, use of the pool and spa before sunrise or after sunset was not permitted.



On a motion from Mr. Allison, seconded by Mr. Loar, the Board unanimously approved to ratify the Chairman's approval proposals from Pool Works of Florida to execute repairs and maintenance to the pool and equipment to satisfy the deficiencies noted in a Health Department pool and spa inspection, in the amount of \$13,264, for The Groves CDD.

**TENTH ORDER OF BUSINESS****Discussion of Pool Furniture Proposal**

The Board was informed that based on the Board's previous approval of funds expenditures for new pool furniture, an order of ten (10) pool sling lounge chairs from Leaders Florida Living were ordered and expected to be delivered soon after they received the payment from the CDD.

**ELEVENTH ORDER OF BUSINESS****Discussion of Purchasing Second Utility Cart for Maintenance**

The Board received an update from Mr. Boutin regarding his efforts to locate an additional utility cart for use primarily by maintenance. He indicated he had found one that was offered for \$6,000 and recommended the Board approve him to proceed with acquiring it.

On a motion from Mr. Boutin, seconded by Ms. Cunningham, the Board unanimously approved to authorize the purchase of the additional utility cart with a not-to-exceed amount of \$6,000, for The Groves CDD.

**TWELFTH ORDER OF BUSINESS****Consideration of Workshop Results**

The Board considered a draft of the facilities use policy developed following the workshop held for this topic. The Board members provided guidance to staff for amendments to the draft for reconsideration at a following meeting.

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

The Board received a District Counsel update from Ms. Collier. She explained that a request had been received from Clearwater Gas to install lines under CDD property near the front entrance to allow them to provide service to the adjacent shopping center.

Ms. Collier noted that the location of the proposed line was in the same approximate area where the sidewalk was low and repeatedly flooded. She explained that the estimated cost to lift the sidewalk up was in the \$8,400 range.

The Board provided authorization for her and Mr. Brletic to begin negotiations with Clearwater Gas to see if the work on the sidewalk was something they would be willing to assist with.

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**B. District Engineer**

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

He noted that the survey for the pool area required for the renovation project had been completed.

He discussed the current status of the clubhouse drainage issue and how there may be design or landscape issues that may be contributing to the slow drainage of water from the area. He explained that he currently had to quotes for the entrance area sidewalk raising work for \$8,400.

He informed the Board that he has received additional comments regarding a previously discussed depression area behind homes on Ruby Red Way.

He noted that he has obtained a quote to do some work on this area from SiteMasters, for \$3,200, which he will forward to Mr. Cox. He noted that he was nearly complete with the stormwater report he was preparing for Pasco County.

Lastly, Mr. Brletic explained that his company just released a rate increase for categories of work and that it can be added to the next meeting agenda.

**C. Aquatics Report - Steadfast**

The Board reviewed reports from Steadfast on waterway and canals.

The Board reviewed the maps provided by Steadfast and requested staff to seek quotes for the areas marked in red and purple for work to be completed.

Mr. Cox noted that the Board had three rim ditch work proposals to review. Proposal #417 for work on rim ditch #21 for removal of decaying vegetation for \$550; proposal # 420 for herbicide application on rim ditch #20 for \$250; and proposal # 416 for maintenance and vegetation removal from the extension of rim ditch #20 for \$8,090.

The Board received audience member requests to have the areas behind 20831 and 20819 Eustis inspected to determine if additional work was required.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board approved three proposals from Steadfast, for a combined amount of \$8,890, perform rim ditch repairs and extend the rim ditch maintenance on rim ditch #20, for The Groves CDD.

**D. Operations Manager**

The Board reviewed the Clubhouse Manager report and had no additional comments.

**E. District Manager**

The Board received District Manager report from Mr. Cox.

He noted that the next CDD meeting is scheduled for May 3, 2022. He provided an update of the February 2022 financials.

**FOURTEENTH ORDER OF BUSINESS****Consideration of Minutes of the  
Board of Supervisors' Meeting held  
on March 1, 2022**

The Board reviewed and amended the minutes of the Board of Supervisors March 1, 2022 meeting.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved the minutes of the March 1, 2022 Board of Supervisors' meeting, as amended, for The Groves CDD.

**FIFTEENTH ORDER OF BUSINESS****Consideration of Operations and  
Maintenance Expenditures for  
February 2022**

The Board reviewed the February 2022 Operations and Maintenance Report. Mr. Boutin expressed his concern that some of the expenditures were for items for which the CDD subsequently received a total or partial reimbursement at some point. His concern is that the report reflected a higher level of expenditure to the reader than was ultimately the case and he questioned if those situations could be reported in a manner that somehow reflected the reimbursement.

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

**SIXTEENTH ORDER OF BUSINESS****Supervisor Requests**

During the Supervisor Requests agenda item, Mr. Loar discussed the meeting he and Mr. Cox had with Florida Reserve Studies and that they would be developing a revised report. He also noted the Golf Course was closed May 9-13 and that would be an opportunity to do bridge repairs.

Ms. Cunningham requested an update from Mr. Cox as to the creation of the 24x7 staff response plan for contingency situations that occur.


Mr. Boutin explained that the CDD had obtained in writing from the HOA that the HOA would reimburse all costs to the CDD for the installation of the storage shed. He also noted he was looking for volunteers for bridge repair work.

Mr. Loar noted that the HOA had requested that the liquor license not be extended to the golf course.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman