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**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, May 3, 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	<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>
Amy Wall	<b>Operations Manager</b>
Stephen Brletic	<b>District Engineer, JMT</b>

Audience Members	<b>Present</b>
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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**

Mr. Boutin provided the Board and the audience with an explanation that the Board had received additional information in the form of a proposal from ESS Security for security services beyond what they were currently performing and that due to this, he was recommending that the Board table the topic of Consideration of the Securiteam Virtual Gate Agreement and that the Board consider continuing the current meeting until

May 26, 2022 at 9:00 a.m. in order to allow the Board members to review the proposal and consider it as well, at the continued meeting. Mr. Boutin additionally provided comments regarding letters that were affixed to residents' mailboxes in the community and how this was a violation of post office mailbox related laws.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to continue the May 3, 2022, CDD Board meeting to 9:00 a.m., May 26, 2022 at The Groves Civic Center, for The Groves CDD.

The Board received a request to accept documents from members of the audience.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to receive documents at the meeting, for The Groves CDD.

The Board received audience comments from numerous residents who were opposed to moving to a virtual gate monitoring system; several residents who were in favor of the virtual gate monitoring system; a resident who requested to appeal the Board's decision to proceed to the virtual gate monitoring system; a concern regarding a request to schedule use of the ceramics room; a concern regarding the removal of Brazilian Pepper trees near hole #12; and a request to update the pool equipment.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Securiteam Virtual Gate Guard Agreement**

The Board confirmed that the topic of Consideration of the Securiteam Virtual Gate Guard Agreement was moved to the May 26, 2022, continued CDD Board meeting.

#### **FIFTH ORDER OF BUSINESS**

#### **Discussion of Dog Park**

The Board received an update from Ms. Saraha Langley regarding the work completed to date at the dog park. Ms. Langley and the Board provided thanks to all the volunteers and staff who assisted in this project.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Facility Use Policy**

The Board briefly discussed and confirmed that the topic Consideration of the Facility Use Policy be taken up at the continued meeting scheduled for 9:00 am., May 26, 2022.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Rim Ditch Proposals**

The Board considered six proposals from Steadfast Environmental, LLC for a variety of work including a tree removal near Trovita (#453); rim ditch clean out behind Cleopatra (#454); rim ditch clean out at Trovita (#456); upper Eustis cleanout (#457); overgrowth and dead vegetation removal at Cleopatra (#459); and lower Eustis rim ditch clean out (#458).

On a motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously approved a not-to-exceed amount of \$12,000 for Steadfast Environmental, LLC proposals #453, #454, and #456, for The Groves CDD.

With regards to the rim ditch work, Mr. Boutin explained that it is a work in progress and that it will continue. Mr. Loar expressed his concern that the rim ditch areas that have been worked on must be now maintained to prevent it from returning to the previous condition.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Pool Surface Patch Proposal**

Mr. Cox informed the Board that a proposal for \$870 from Pool Works was approved to patch several areas at the bottom of the pool that had started to delaminate. He explained that the patch work would be in place until the renovation project completed the complete pool resurfacing.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion of Commercial Acoustics Proposal**

The Board reviewed a \$4,459 proposal from Commercial Acoustics for acoustic panel installation in the clubhouse card room. The Board members tabled the topic to allow staff to gather additional information and seek a revised proposal that only addresses the grill area.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of A-Total Proposal & Agreement**

The Board reviewed the proposal from A-Total Solutions for fire inspection, monitoring, and maintenance. Mr. Cox explained issues with the proposed agreement and the Board requested more information regarding fire monitoring system testing, if cell phone communications can be included for monitoring, and if fire extinguishers at the maintenance facility are included in the inspections. The topic was tabled until the June CDD meeting to allow the proposal to be clarified.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of Wilks AC Proposal for Quarterly Services**

The Board reviewed a proposal from Wilks Air Conditioning Service for quarterly services. The Board requested staff to verify whether Wilks Air Conditioning was currently performing these services and tabled the proposal consideration to the continued meeting scheduled for May 26, 2022.

**TWELFTH ORDER OF BUSINESS****Consideration of Pool Lighting Survey  
& Proposal**

The Board considered a proposal from EXP for design work to improve the pool lighting so that it will meet the requirements for night swimming certification. The work was estimated at \$4,050.

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved the EXP proposal for the pool lighting design work, for The Groves CDD.

*The Board recessed the meeting from 11:45 a.m. to 11:54 a.m.*

**THIRTEENTH ORDER OF BUSINESS****Presentation of FY 2022-2023  
Proposed Budget**

Mr. Cox presented a proposed CDD budget for fiscal year 2022-2023 for their review and consideration. The Board members requested changes to line items in the proposed budget and tabled the topic until the May 26, 2022, continued meeting.

**FOURTEENTH ORDER OF BUSINESS****Consideration of Resolution 2022-04,  
Setting Public Hearing and Approving  
FY 2022-2023 Proposed Budget**

The Board tabled Resolution 2022-04, Setting Public Hearing and Approving the FY 2022-2023 Proposed Budget, until the May 26, 2022, continued CDD meeting.

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

The Board received an update from Dana Collier regarding the request from Clearwater Gas to install a gas line under the entrance roadway. She explained that Clearwater Gas had revised its plans to move the proposed line to an area that is not under the depressed sidewalk area.

The Board approved their request and requested District Counsel to explain that the approval was contingent upon them not having to close the roadway at any time.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved the request from Clearwater Gas to utilize the existing easements to install a gas line under the entrance roadway and to have District Counsel prepare the required documents to authorize that installation, for The Groves CDD.

**B. District Engineer**

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

He provided update information regarding the status of drainage issues behind homes and at the clubhouse. He explained that he was seeking a



proposal from Sitemasters to adjust the drainage system next to the clubhouse.

The Board reviewed the District Engineer JMT labor rate change submission submitted by Mr. Brletic.

On motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved to receive and file the JMT labor rate change update, for The Groves CDD.

**C. Aquatics Report - Steadfast**

The Board reviewed the April Waterway and Canal Reports submitted by Steadfast Environmental.

**D. Operations Manager**

The Board reviewed the Clubhouse Manager April Report.

Ms. Cunningham requested staff to amend the note regarding the lanai sliding doors under Supervisor Requests as it does not appear that there are any.

The Board noted that there is no action to be taken on a request to install an electrical box in the RV parking area.

Ms. Cunningham requested that staff devise a method of tracking mechanical and other issues involving the entrance gates.

**E. District Manager**

The Board received a District Manager update from Mr. Cox.

He noted that the next meeting was scheduled for June 7, 2022, at 6:30 p.m.

The Board reviewed the District Manager report; the projects plan update; the Supervisor of Elections notice that as of April 15, 2022, there were 1,142 registered voters in The Groves CDD; and the Campus Suite quarterly website audit report.

Mr. Cox introduced Ms. Jennifer Goldyn, with Rizzetta District Management, and explained that the transition from him to her as District Manager was still underway and that the plan was for her to open the June CDD meeting for the Board.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting held  
on April 5, 2022**

The Board reviewed and amended the minutes of the Board of Supervisors April 5, 2022, meeting.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved the minutes of the April 5, 2022, regular meeting, for The Groves CDD.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for March  
2022**

The Board reviewed the March 2022 Operations and Maintenance Report.

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

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

During Supervisor Requests, a recommendation from Ms. Cunningham to consider moving the July 5th CDD meeting to another date, due to the holiday travels, was discussed but not changed by the Board.

Mr. Boutin provided that the bridge work on the District's wooden bridges was getting ready to start up again and that volunteers were welcomed.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved to continue the meeting to 9:00 a.m., May 26, 2022, at the Civic Center, for The Groves CDD

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman