

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, June 7, 2022, at 6:31 p.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.
Dana Collier	District Counsel, Straley, Robin & Vericker
Amy Wall	Operations Manager

Audience Members	Present
------------------	----------------

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 6:31 p.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 Chairman made a presentation of a Certificate of Appreciation to Ms. Karen Duran for all her efforts in beautifying the Butterfly Park.

The Chairman provided an update of the plans to hold a future townhall meeting for the purpose of presenting information to the residents regarding the proposals for security services for the Community. He explained that the planned survey on this

subject of security services would follow the townhall presentations. He explained that the date and time for the townhall meeting is still to be determined.

The Board received audience comments on a number of topics to include: the need for a clubhouse maintenance report; landscape issues related to common areas next to residential property, weeds along roadways, fire ants, and excessive mulch in some areas; the need to replace Palm trees that have died; a request for the trimming of Brazilian Pepper Trees; a request for additional annuals at locations in the Community; concern regarding growth of vegetation in a wetland area behind homes on Trovita; concern for Palm Trees that have been hurricane style trimmed.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to receive photos of trimmed Palms, for The Groves CDD.

FOURTH ORDER OF BUSINESS

Consideration of Commercial Acoustics Proposal for Clubhouse Acoustic Panels

The Board discussed and agreed to table the consideration of proposals from Commercial Acoustics, for acoustic tiles installation in the Clubhouse, until additional information can be obtained and evaluated.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved to table a Commercial Acoustics proposal for acoustic tiles installation in the card room and restaurant area, for The Groves CDD.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Night Swimming Lighting Design & Install

Mr. Cox explained a proposal from Aram Ebben, with EXP, for the installation of lighting for night swimming certification. Mr. Cox explained that the cost was not expected to exceed \$9,000. The Board tabled the topic and requested staff to determine if the vendor had completed a design for them to review and also to seek other vendors that might be able to complete the install.

SIXTH ORDER OF BUSINESS

Consideration of Pump House Preventative Maintenance Proposals

The Board considered proposals from ProPump & Controls, Inc. for quarterly preventive maintenance on the pump station equipment. The options were for 3 inspections per year or 4. The expense for the service would be split equally with The Groves HOA.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved a proposal from ProPump & Controls, Inc., for 4 pump station preventive maintenance inspections annually at the annual rate of \$2,250, for The Groves CDD.

The Chairman provided an update of the efforts recently completed for the CDD staff to be trained on the existing irrigation software in the Community and explained that this should greatly improve irrigation issues moving forward.

SEVENTH ORDER OF BUSINESS

Consideration Proposals for Lanai Split AC System

The Board reviewed proposals from Wilkes AC (\$8,800) and All Temp Air Conditioning (\$6,973.35) for the installation of a split system air conditioning system in the renovated clubhouse lanai. They also reviewed the proposals for the required electrical work from Mr. Electric (\$2,166) and KW Morrow Electric, Inc (\$1,500).

On a motion from Mr. Allison, seconded by Mr. Loar, the Board unanimously approved the proposal from All Temp Air Conditioning & Refrigeration, LLC for the installation of a 16 Seer split system AC unit in the clubhouse lanai for \$6,973.35 and approved a proposal from KW Morrow Electric, Inc. for \$1,500 to install the electrical requirements, for The Groves CDD.

EIGHTH ORDER OF BUSINESS

Consideration of A Total Solution Inc Proposal

The Board considered a proposal from A Total Solution, Inc. for fire system monitoring and fire safety equipment inspections. Mr. Cox explained that the proposed annual rate of \$2,001.25 would be reduced with the removal of several items in the proposal related to restaurant hood inspections and one fire extinguisher. He noted that the annual rate would be \$1,619.25 with those changes.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the revised agreement with A Total Solution, Inc., along with a District Counsel provided addendum, for The Groves CDD.

The Board members requested staff to research the history of inspections of backflow preventors in the Community.

NINTH ORDER OF BUSINESS

Consideration of Facility Use Policy

Mr. Cox explained that the revision of the policy for facility use and its related rates was still to be completed. Ms. Collier explained that due to the changes proposed to the rates listed in the policy, a public hearing would be required to allow the public to comment on those changes. The Chairman requested that Mr. Loar work with staff to assist with the completion of the revisions.

TENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel

The Board received a District Counsel update from Ms. Collier. She discussed actions taken by staff to contact the County and SWFWD regarding the on-going work at the construction site adjacent to the main gate entrance road (Culvers Restaurant construction). The discussion centered on the issue of a cut made into the berm which allowed excessive water and debris to enter onto CDD property. It was also noted that a tree was removed and concern over its replacement.

Ms. Collier also provided information regarding what a security service was permitted to request from visitors to the community and what information from a driver's license was allowed to be scanned/copied. The Board requested that staff research to determine if camera information gathered by the security vendor was considered a CDD public record. Ms. Cunningham requested a copy of the current post orders.

B. District Engineer

For the District Engineer report, Mr. Cox explained that Mr. Brletic had been assisting with the notification to SWFWMD of the issues at the Culvers construction site as it impacted the CDD property.

C. Aquatics Report - Steadfast

The Board reviewed the Waterway & Canal reports provided by Steadfast Environmental.

Mr. Cox noted that he and Ms. Wall was working with representatives of Steadfast regarding a final cleanup of the rim ditch areas recently cleared. He noted that one area would have sod added to help prevent erosion and another cleared area would be re-seeded.

Mr. Allison expressed his concern regarding the amount of Hydrilla he has observed and requested staff to communicate this concern to Steadfast.

The Board also discussed the possibility of having Carp installed to assist with Hydrilla control.

D. Client Relations Update

For the Client Relations update, Mr. Cox explained that the awaited accounting software "go live" date was now set for July 6, 2022.

E. Operations Manager

The Board received a Clubhouse Manager update from Ms. Wall. She reviewed a number of items listed in her report and responded to Board questions. Ms. Cunningham requested that all companies performing work on-site be accompanied by a member of the staff who should prepare a report of the work completed and that all regular contracted maintenance service

providers provide a report to be included in the Clubhouse Manager's report for the Board's review.

F. District Manager

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

He reminded the Board that the July 5, 2022 Board meeting would be held at 6:30 p.m.

He reviewed the April 2022 financials information and reviewed the Project Management Plan information.

Mr. Cox also reminded the Board that Seats 1, 2, and 3 were up for General Election in November of this year and that the official qualification period was from noon June 13 to noon June 17, 2022.

Mr. Cox presented a review of the FY 2020-2021 Final Audit Report with the Board.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved to accept and file the FY 2020-2021 Audit Report, for The Groves CDD.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on May 3, 2022

The Board reviewed the minutes of the Board of Supervisors May 3, 2022 meeting.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved the minutes of the May 3, 2022, Board of Supervisors meeting, for The Groves CDD.

TWELFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Continued Meeting held on May 26, 2022

The Board reviewed and amended the minutes of the Board of Supervisors May 26, 2022 meeting.

On a motion from Mr. Loar, seconded by Mr. Allison, the Board unanimously approved the minutes of the May 26, 2022, Board of Supervisors meeting, as amended, for The Groves CDD.

THIRTEENTH ORDER OF BUSINESS**Consideration of the Revised Minutes
of the Board of Supervisors' Meeting
held on September 7, 2021**

The Board reviewed the revised minutes of the Board of Supervisors September 7, 2021 meeting.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the revised minutes of the September 7, 2021, for The Groves CDD.

FOURTEENTH ORDER OF BUSINESS**Consideration of Operations and
Maintenance Expenditures for April
2022**

The Board reviewed the Operations and Expenditures Report for April 2022 totaling \$140,401.40.

Ms. Cunningham brought information on the Spectrum invoices regarding HOA payments to the Board's attention. She also requested that staff provide additional information regarding the Intersync invoice and regarding the end of contract date for this service.

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

FIFTEENTH ORDER OF BUSINESS**Supervisor Requests**

During Supervisor Requests agenda item, Mr. Loar suggested that the Board consider having an irrigation technician on staff and remove the task from the landscape contractor. He requested the topic be added to the next meeting agenda.

Ms. Cunningham requested staff to determine if reports related to invoice payments made to the CDD, that were previously available, can be generated again.

Mr. Boutin requested that the newly revised Reserve Study be added to the next meeting agenda for Board review and discussion.

Mr. Boutin informed the Board that he would like the meeting continued to June 22, 2022 at 1:00 p.m. to allow for Martin Aquatic Design to present pool renovation update information to the Board.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously approved to continue the meeting to June 22, 2022, at 1:00 p.m., at the same location, for The Groves CDD.


Secretary/Assistant Secretary


Chairman/Vice Chairman