
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, August 2, 2022, at 6:30 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
Stephen Brletic	DE; JMT Eng. Services
Gregg Gruhl	RASI
Amy Wall	Operations Manager
Chris Beck	Securiteam

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 6:34 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.

Certificates of Appreciation were presented to volunteers who assisted with the July 4th Poolside Community celebration event.

THIRD ORDER OF BUSINESS

Audience Comments

The Board received audience comments regarding the suggestion of bi-weekly updates from the Board; the question if sod was planned for Cleopatra area where rim ditch work was completed; why the increase in CDD assessments; and comments regarding the guards at the entrance gate.

FOURTH ORDER OF BUSINESS

District Engineer Report

The Board received the District Engineer update from Mr. Brletic. He provided a review of the Stormwater Needs Analysis report he had prepared and submitted. He also provided an update of the recent work completed for the irrigation renovation project noting that his office had taken old irrigation maps and reprinted them for use in the project. He explained that the next step was to have the maps annotated with current information from site visits.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2022-2023 Final Budget

Mr. Cox provided the Board with an explanation of the budget approval process and a brief review of the proposed budget that was previously approved by the Board. Mr. Cox explained how the proposed budget resulted in an O&M assessment increase of \$80.39 annually for the residents and an \$803.95 increase for the golf course.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved to open a public hearing for the fiscal year 2022-2023 final budget, for The Groves CDD.

The final budget public hearing was opened and there were no comments from the audience.

On a motion from Mr. Nearey, seconded by Mr. Loar, the Board unanimously approved to adopt Resolution 2022-05, Adopting the FY2022-2023 Final Budget, for The Groves CDD.

On a motion from Mr. Neary, seconded by Mr. Loar, the Board unanimously approved to close the public hearing for the fiscal year 2022-2023 final budget, for The Groves CDD.

SIXTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2022-2023 Assessments

Mr. Cox explained that a public hearing was required to take comments from the public on the imposing of assessments and the certification of the tax roll that was prepared for the County so that assessments could then be collected by the County Tax Collector.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to open a public hearing for the fiscal year 2022-2023 O&M and Debt Service assessments, for The Groves CDD.

The final budget assessment public hearing was opened and there were no comments from the audience.

On motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved to adopt Resolution 2022-06, Imposing Special Assessments and Certifying an Assessment Roll, for The Groves CDD.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to close the public hearing for the 2022-2023 O&M and Debt Service assessments, for The Groves CDD.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Setting the Meeting Schedule for FY 2022-2023

The Board considered Resolution 2022-07, Setting the Meeting Schedule for FY 2022-2023. The schedule was amended to move the proposed January 3, 2023 to January 10, 2023.

On motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adopt Resolution 2022-07, Setting the Meeting Schedule for FY 2022-2023, as amended, for The Groves CDD.

EIGHTH ORDER OF BUSINESS

Discussion of Lanai Use

The Board discussed the recent developments with the newly renovated lanai involving scheduling conflicts between the golf league and groups invited in by Back 9 Bistro. The discussion clearly concluded that Back 9 Bistro was permitted to use the lanai as restaurant seating overflow but did not have exclusive use authorization.

The Board heard comments from the audience regarding the activities and performance of the restaurant.

It was concluded that a separate special meeting of the Board was required to discuss the restaurant operations at greater length and requested that Mr. Cox work to find an appropriate date as soon as possible for that special meeting.

NINTH ORDER OF BUSINESS

Consideration of Townhall Meeting for Security Options

The Board discussed the upcoming “townhall style” workshop scheduled for August 17, 2022 at 1:00 p.m. for purpose of having ESS Security and Securiteam Security present their proposed security services to the Board and audience members.

Mr. Cox explained that the information provided was intended to educate the residents so that they would be better informed when they complete a forthcoming survey on the subject. The Board requested that emails be sent to the community advising them of the workshop.

Ms. Cunningham discussed the need to determine the root causes of gate malfunctions before the Board consider the replacement of the gate systems.

Mr. Chris Beck, with Securiteam, addressed the current wiring and other mechanical issues that they have been experiencing.

Mr. Boutin initially made a motion to authorize up to \$5,000 to have a gate maintenance assessment conducted to determine what maintenance issues currently exist but he withdrew the motion before a second was made.

The Board directed staff to work towards having the gates evaluated.

TENTH ORDER OF BUSINESS

Consideration of Entrance Gate Replacement Proposal

The Board did not discuss or consider the Securiteam entrance gate replacement proposal.

ELEVENTH ORDER OF BUSINESS

Consideration of Steadfast Next Phase of Rim Ditch Maintenance Work Proposal

Mr. Boutin provided an update of the on-going rim ditch maintenance progress and explained that the proposal from Steadfast under consideration was the next phase towards completion. The Board requested that Steadfast provide a quote to complete the remaining work behind Eustis to Cleopatra and that staff to work with Steadfast to develop a rim ditch maintenance plan for on-going servicing and to provide a quote for that plan.

On a motion from Mr. Boutin, seconded by Mr. Loar, the Board unanimously approved the \$22,800 rim ditch maintenance proposal, for The Groves CDD.

TWELFTH ORDER OF BUSINESS

Consideration of D&S Automatic Proposal to Install Handicap Operators on the Men & Women's Bathroom Doors

The Board considered D&S Automatics proposal for the installation of handicap operators on the men and women's bathroom doors for \$15,984.

The Board also considered proposal received by staff from FDC Access Control Solutions for \$5,414.52.

The Board postponed consideration of the proposals so that additional information, including warranty information, could be obtained.

THIRTEENTH ORDER OF BUSINESS

Consideration of Steadfast Proposal for Weed Control & Sonar Stocking

The Board considered two proposals from Steadfast Environmental, for the control of Hydrilla in the ponds. One proposal, for \$7,050 was for the stocking of Hydrilla eating Carp fish and the construction of Carp barriers to prevent them from migrating out of the ponds. The second proposal, for \$8,025, was for the application of Sonar herbicide to control the hydrilla.

On a motion from Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved a \$8,025 proposal for Sonar herbicide application to control Hydrilla in the District ponds, for The Groves CDD.

FOURTEENTH ORDER OF BUSINESS

Spectrum Communication Update

Ms. Cunningham provided the Board with an update of the on-going work by the HOA for a bulk cable agreement with Spectrum and her involvement in that effort.

FIFTEENTH ORDER OF BUSINESS

Landscape Contract Proposal (CDD/HOA) Update

Mr. Loar provided the Board with an update of the work that has taken place to attempt to locate a landscape vendor that could service both the HOA and the CDD.

He explained that the HOA had agreed to move forward with Red Tree Landscape and that a proposal from Red Tree had been received for the CDD landscape and irrigation services.

The Board discussed the topic and requested staff to send the Red Tree Landscape proposal to all the CDD Board members (attached). The Board also discussed the need to have the landscape map updated to ensure all areas requiring maintenance on CDD property was included.

The Board concluded by directing staff to have topic be put on the September 6, 2022 CDD agenda for consideration.

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

Regarding District Counsel update, Ms. Collier informed the Board that she had no additional information to provide.

B. Aquatics Report - Steadfast

The Board members reviewed the Steadfast Environment July Waterway and Canal Reports and took no additional actions.

C. Client Relations Update

With regards to the Client Relations Manager update, Mr. Cox explained that the new Rizzetta accounting software being implemented, and that staff training was taking place.

D. Operations Manager

The Board received a Clubhouse Manager update from Ms. Amy Wall. Ms. Cunningham recommended that the on-going effort to revise the facilities use policy be turned over to Ms. Lear.

E. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next CDD regular meeting was scheduled for September 6, 2022 at 10:00 a.m. He reviewed the District June 2022 financials and reviewed the current project list with the Board.

SEVENTEENTH ORDER OF BUSINESS**Consideration of Minutes of the Board of Supervisors' Meeting held on July 5, 2022**

The Board reviewed and amended the minutes of the July 5, 2022 regular CDD Board meeting.

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

EIGHTEENTH ORDER OF BUSINESS**Consideration of Operations and Maintenance Expenditures for June 2022**

The Board reviewed the June 2022 Operations and Maintenance Expense report which totaled \$126,533.34. The Board requested staff to clarify what work is done monthly versus quarterly by the pest control service. The Board also requested that staff communicate with Lake Doctors for them to include more specific detail in their invoices.

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

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor requests, Mr. Nearey provided an update of on-going efforts with Publix to provide flu shots to the residents.

TWENTIETH ORDER OF BUSINESS Adjournment

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 9:42 p.m., for The Groves CDD.

Secretary/Assistant Secretary



Chairman/Vice Chairman