

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, November 1, 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:

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| Bill Boutin | Board Supervisor, Chairman |
| Richard Loar | Board Supervisor, Vice Chairman |
| | (via conference call) |
| 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 |
| Stephen Brletic | District Engineer, JMT |

Audience Members **Present**

FIRST ORDER OF BUSINESS

Call to Order

The meeting was opened by Mr. Cox at 10:10 p.m. and he verified that all five Board members were present with Mr. Loar being present by telephone conference call.

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 several audience comments regarding an email blast that went out to many of the residents regarding the annual end-of-year activities update. There were several comments regarding concerns that they received the email blast

without their consent to receive it, that it was not formatted properly, and that it appeared to be a form of electioneering for those Board members up for election.

Comments were received about the liquor license controlled by Back 9 Bistro and also comments supporting the effort the Board had taken to keep the residents informed.

Ms. Cunningham provided comments at this point about her concerns that the update email blast was sent out improperly and without approval from the entire Board.

FOURTH ORDER OF BUSINESS

Evaluation of Pool and Spa Renovation Proposals

With regards to the Request for Proposals (RFP) that was initiated for the renovation of the pool and spa, Mr. Cox presented a review of the two proposals that had been received through the formal RFP process.

He noted that a proposal had been received from Pool Works of Florida with a total of \$956,366 and one from Vermana for \$1,458,500.

Mr. Cox explained some of the issues vendors had apparently experienced with delays in the supply system and anticipated availability as well as the amount of vendor workload that was now backlogged from the recent COVID pandemic. He explained that Mr. Martin had opined that that these situations may have limited the number of vendors from participating at this time.

Mr. Cox explained that the next step in the process was for the Board to score the two proposals, using the published criteria, to select a winning proposal, unless the Board chose to take other options such as expanding the proposal submission timeline or rejecting the current proposals and restarting the RFP process again at a later date.

After Board discussion, they acted to reject the proposals and look to restart the RFP process again in three months or more from this time.

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved to reject the two proposals for the pool and spa renovation that were received through a formal RFP process and to consider a restart of the RFP process in an estimated three months later, for The Groves CDD.

FIFTH ORDER OF BUSINESS

Consideration of Gas Spa Heater Proposal

Ms. Wall explained that the proposal in the agenda to replace the spa heater need not be taken up for consideration at this time as it has been determined that a repair to the ignitor is currently being completed on the heater which should resolve the issue.

SIXTH ORDER OF BUSINESS**Update on B9B Contract Renewal –
Review of Proposed Redline to B9B
Agreement**

Ms. Collier reviewed the items being changed in the addendum to the Back 9 Bistro agreement for Board consideration.

The Board discussed at length the language related First Right of Refusal versus the First Right to Bid.

The Board received audience comments on this topic along with comments from some who are very pleased with the current level of service.

The Board also received comments from Ms. Simone Tolley regarding the current services and proposed contract changes.

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved the amendments to the B9B Lease agreement with the changes considered at this meeting, for The Groves CDD.

Ms. Collier explained that the next step is for the revised lease to be presented to Ms. Tolley and then brought back to the Board for final approval at the December CDD meeting.

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

There was no District Counsel update information provided from Ms. Collier.

B. District Engineer**1. Discussion of Floating Island – SWFWMD Permit Requirements**

The Board received an update from Mr. Brletic regarding the “floating island” in the wetland shared with the Wilderness Preserve CDD. He explained that any treatment or work on the “island” would require a permit with SWFWMD which would cost an estimated \$1,000. He also recommended that the Board consider acquiring the services of an environmental consultant to assess the issue and develop an appropriate course of action. He noted that one solution that might be recommended is a mitigation program to plant desirable wetland trees or plants to replace ones on the “island”.

The Board received additional audience comments regarding the desire for the Board to take action on this undesirable “island” and to consider to eventually improving the banks of the wetland.

The Board directed staff to seek proposals for the work of an environmental consultant for the “floating island” evaluation.

C. Aquatics Report - Steadfast

The Board received a Steadfast aquatic service update from Kevin Riemensperger regarding the submerged vegetation treatment underway in the District waterways. He also noted that the 3rd portion of the rim ditch system clearing had been completed and that the next area (Eustis to Cleopatra) would start in the next couple weeks.

D. Client Relations Update

Mr. Cox provided an update regarding Client Relations and advised that the work on the new accounting / financial system was still in its final stages of completion.

E. Operations Manager

The Board received a Clubhouse Manager report for October, 2022 from Ms. Wall.

F. District Manager

The Board received a District Manager update from Mr. Cox and the Board reviewed the projects update at this time.

Mr. Cox explained that he had received a request for the costs associated with converting the part-time Rizzetta maintenance position to a full-time position (11 hours weekly increase). Mr. Cox presented a cost package to the Board which detailed the increase to the District as \$19,166 annually. The Board requested to table the topic to the December CDD meeting.

EIGHTH ORDER OF BUSINESS

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

The Board reviewed and made various amendments to the minutes of the October 11, 2022 Board of Supervisors CDD meeting.

On a motion from Mr. Loar, seconded by Ms. Cunningham, the Board unanimously approved the minutes of the October 11, 2022 Board of Supervisors' meeting, as amended, for The Groves CDD.

NINTH ORDER OF BUSINESS

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

The Board reviewed the Operation and Maintenance expenditures report for September 2022 which totaled \$95,639.87. The Board tabled the topic to the December CDD meeting for consideration.

TENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Ms. Cunningham expressed her concerns regarding the length of time it has taken to resolve the Back 9 Bistro lease agreement. She also requested that the topic of the CDD's development of a mailing list be added to the next CDD agenda.

Mr. Loar requested information on the Central Pest Control invoices and Mr. Cox provided an update on all the current services that were being billed and changes that were forthcoming.

ELEVENTH ORDER OF BUSINESS Adjournment

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 1:38 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman