

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, February 7, 2023, at 10:06 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
James Nearey	Board Supervisor, Assistant Secretary
Christina Cunningham	Board Supervisor, Assistant Secretary
Jimmy Allison	Board Supervisor, Assistant Secretary

Also present were:

Debby Bayne-Wallace	District Manager, Rizzetta & Co, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Amy Wall	Operations Manager
Maura Lear	Facilities Manager
Stephen Brletic	District Engineer, BDI Engineers
Gregg Gruhl	RASI
Chris Beck	Securiteam

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Debby Bayne-Wallace opened the meeting at 10:06 a.m. and conducted a roll call. She confirmed that all CDD Board members were present and that there was a quorum present.

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 opened the meeting by discussing the need to make the meeting more efficient by streamlining the discussions and limiting audience comments to the beginning of the meeting.

The Board received audience comments on the subject of Back 9 Bistro's food service performance; on the subject of bridge repairs and use of synthetic wood materials; and a request from the President of the Golf Committee to provide the Board with previous submissions to the CDD management over the last year requesting permission to perform maintenance on the golf course or maintenance facilities that have not been answered.

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

Mr. Glenn Douglas informed the Board of the recent meetings started between he and Mr. Boutin to discuss community issues. He also requested that CDD Board members not give direction to HOA employees.

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

The Board received a District Counsel update from Mr. Vivek Babbar. He informed the Board that he is completing the agreement with BDI Engineering for District Engineering services and should have that ready soon for the Chairman to execute. Ms. Cunningham requested a status of the addendum of the lease with B9B and Mr. Babbar indicated that it will be resubmitted to B9B for execution soon.

B. District Engineer

The Board received a District Engineer update from Mr. Brletic. He provided an update on the wetland proposal that was approved at the previous meeting.

Mr. Brletic explained to the Board that the Golf Course staff was requesting approval from the CDD to perform maintenance in wetland areas that are adjacent to the golf course playing area. He explained that there is some history and documentation for work of this nature that the Board should review in order to consider this request. The topic was tabled for the next meeting and the Board requested the documents be provided for their review.

C. Aquatics Report - Steadfast

The Board reviewed the January waterway and canals report provided by Steadfast. Mr. Loar asked about the status of rim ditch # 20 and the CDD request for more maintenance in that area.

D. Operations Manager

The Board received the January Clubhouse Manager's report from Ms. Wall. She provided an update on the install of the ADA door operators, bench repair work, pool table maintenance, and other on-going maintenance work.

E. District Manager

The Board received the January District Manager's report and Projects Update from Ms. Wallace.

The Board members discussed the need for a workshop to be held on February 21, 2023 at 10:00 a.m. with the topics of discussion being the bridge repair work, Back 9 Bistro issues, and the pool and spa renovation. The Board asked that staff confirm this time and date separately with the Board members and to prepare the necessary legal advertisement.

FIFTH ORDER OF BUSINESS**Discussion of B9B/Social Club
Donated Alcohol**

The Board members discussed the topic of donated food and alcohol being brought into the Clubhouse in lieu of it being purchased from the restaurant. Mr. Babbar advised the Board that the clause in the lease does not include alcohol as being approved to bring into the restaurant area if donated. The Board discussed the issues involved during a recent event in the Clubhouse and concluded that only the holder of the liquor license can distribute alcoholic beverages.

The Board members discussed the status of flooring in the restaurant and card room. Mr. Boutin explained that he and Ms. Wall had met with Ms. Tolley to discuss the need for the flooring repairs. The Board agreed that a timeline for the repair was needed.

On a motion from Ms. Cunningham, seconded by Mr. Loar, the Board unanimously approved to allow Back 9 Bistro 30 days to hire a vendor to repair the flooring; that the vendor contract was to be reviewed by staff; and that the vendor provided adequate insurance and warranty information, for The Groves CDD.

SIXTH ORDER OF BUSINESS**Discussion of Bridge Renovation &
Pool and Spa Renovation**

Mr. Boutin informed the Board of a discussion he had with the HOA regarding the bridge work and the possibility of issuing a bond for the funding. The Board tabled any further discussion of the bridge repair and pool and spa RFP until the previously discussed workshop. Ms. Cunningham requested that staff provide all workshop related information to the Board members at least seven (7) days prior to the workshop. Mr. Boutin informed the Board of a golf course closure in May that might be a good time to try to perform this

work. Mr. Loar provided comments regarding his opinion regarding not issuing a bond and using reserves for the projects. Mr. Boutin noted that he felt it was important to include the pool renovation topic in the workshop.

Mr. Loar added that he is planning to have the next irrigation project meeting on March 10, 2023 and provided a brief update of the project status.

SEVENTH ORDER OF BUSINESS

Consideration of Night Swimming Lighting Proposals

The Board considered two proposals for the installation of lighting at the pool area that would qualify for night swimming certification. Ms. Wall suggested that additional research be conducted to determine if the existing lighting could be improved so as to provide sufficient illumination for night swimming certification. Mr. Allison raised the issue of permitting and how long this would take. The Board tabled the topic until the next CDD meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Electrical Repairs at Front Entrance

Ms. Wall explained the current electrical issues in various locations near the front of the community. The Board tabled the consideration of electric repair proposals at the front entrance until the next CDD meeting.

NINTH ORDER OF BUSINESS

Consideration of Proposals for RV Park Lighting

Ms. Wall provided an update and explained that she felt another proposal was needed. The Board tabled the consideration of RV Park lighting proposals until the next CDD meeting.

TENTH ORDER OF BUSINESS

Consideration of Rim Ditch Maintenance Agreement

Mr. Boutin explained the proposed revised Steadfast aquatic maintenance agreement and the Board reviewed the proposal for maintenance for the ponds and rim ditches that included two new rim ditch areas and criteria for on-going rim ditch maintenance.

On a motion from Mr. Allison, seconded by Ms. Cunningham, the Board unanimously approved the revised aquatic pond and rim ditch maintenance agreement with Steadfast, for The Groves CDD.

ELEVENTH ORDER OF BUSINESS

Discussion of Memorial Plaques Placement Policies

Ms. Cunningham provided an update on two current memorial requests that had been pending. She presented information to the Board regarding options for a program for

Memorials in the community. She discussed memorial pavers but recommended the option of display boards for plaques be considered.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the memorial display board option presented by Ms. Cunningham, for The Groves CDD.

Ms. Cunningham indicated, following the approval of the memorial display board option, that she would begin the preparation of the Board policy for this.

TWELFTH ORDER OF BUSINESS

**Consideration of Pool Services
Proposal from Copper Pool**

The Board considered a proposal from Cooper Pools to provide pool and spa maintenance for the District. The Board reviewed the options in the proposal and selected the option for service 3 times per week for \$2,860 per month.

On a motion from Ms. Cunningham, seconded by Mr. Nearey, the Board unanimously approved for staff to provide Proteus Pool Service with a thirty-day contract termination notice and to approve the proposal from Cooper Pools, option 1, for pool and spa maintenance three times per week, for \$2,860 per month, for The Groves CDD.

The Board requested that District Counsel prepare the new pool service agreement with Cooper Pools and that District Manager provide the thirty-day notice of contract termination for Proteus Pool Service.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting held
on January 10, 2023**

The Board members reviewed the minutes of the January 10, 2023 CDD Meeting.

Ms. Cunningham commented that her invoice review request for All Temp Air Conditioning in the January minutes has still not been completed. Mr. Loar noted that Steadfast status of waterway #20 was still needed and also a response from Lake Doctors regarding how to keep the pumps from clogging.

Mr. Loar indicated that a response was still needed from the alarm company to make sure the alarm system works.

Ms. Cunningham and Mr. Loar indicated that 120 permits described by Mr. Boutin in January have not yet been presented to the Board.

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved the minutes of the January 10, 2023 Board of Supervisors' Meeting, for The Groves CDD.

FOURTEENTH ORDER OF BUSINESS

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

The Board reviewed the December 2022 Operations and Maintenance Expenditures Report.

Ms. Cunningham questioned if the split air conditioner repair should have been under warranty and also questioned how often refrigerant should be needed.

Mr. Loar noted that there were instances of where two months of bills were included in one report and wanted to be sure that vendors were being paid on time. Ms. Wallace explained that this is usually a factor of when the invoice arrives for payment.

On motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to receive and file the December 2022 Operation and Maintenance Expenditures Report totaling \$126,082.75, for The Groves CDD.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Loar requested that Ms. Wall explain the current music agreements and licensing status. Mr. Loar provided a review of the costs. He explained that the Clubhouse would be changing over to Sirius music service and drop the other services.

Ms. Cunningham explained that she was attempting to get two Spectrum bills removed from the District's accounts.

Mr. Boutin indicated that he has been communicating with Pasco County Veterans Services to discuss future services for the community.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Loar, seconded by Mr. Nearey, the Board unanimously approved to adjourn the meeting at 11:26 a.m., for The Groves CDD.


Secretary/Assistant Secretary


Chairman/Vice Chairman