
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 6, 2023, at 6:33 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 <i>(via conference call)</i>
James Nearey	Board Supervisor, Assistant Secretary
Christina Cunningham	Board Supervisor, Assistant Secretary
Jimmy Allison	Board Supervisor, Assistant Secretary

Also present were:

Gregory Cox	District Manager, Rizzetta & Co, Inc.
Vivek Babbar	District Counsel; Straley, Robin & Vericker
Amy Linen	Operations Manager

Audience Members	Present
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FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 6:33 p.m. and Mr. Cox verified that all Board members were 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

Supervisor Cunningham presented a thank you award for the work efforts of Joel Watkins on the Butterfly Garden.

The Board received audience comments regarding the following subjects: Concerns about proposed RV storage lot rate increases and the RV storage lot rates in general; requests to move forward with completing the lighting for night swimming; the policy for the set up and take down for events in the ballroom; comments. about the proposed budget; regarding District Counsel fees for on-going litigation issues; concerns regarding non-resident use of the pool with unauthorized fobs; the need to re-cover the pool awnings; the need for a wall along highway 41; and the pending work on the golf course bridges.

FOURTH ORDER OF BUSINESS

**Presentation and Discussion of
Alternative Entrance Gates by
Accurate Electronics**

Mr. Boutin provided the Board with an update on a visit to the District by Accurate Electronics and how he had provided them with a tour of the District's current entrance gates and associated equipment. He explained that they had intended to attend the meeting today but had mistakenly arrived for a 10:00 a.m. meeting, not realizing it was a 6:30 p.m. start. He explained that this company was very interested in providing a proposal to replace the current gate systems and that he would work to have them attend a future meeting.

On motion from Ms. Cunningham, seconded by Mr. Allison, the Board unanimously approved to receive submitted documents, for The Groves CDD.

FIFTH ORDER OF BUSINESS

**Presentation of FY 2023/2024
Proposed Budget**

The Board reviewed The Groves CDD Proposed Budget for Fiscal Year 2023-2024 totaling \$1,279,540. Mr. Cox explained that the changes to the proposed budget requested by the Board at the May CDD meeting had been implemented. Ms. Cunningham requested that a line item be added to document the expenses associated with the clubhouse restaurant.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Approving Proposed Budget and
Setting Public Hearing**

The Board considered Resolution 2023-03, Approving Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget. Mr. Vivek explained that the date proposed in the resolution for the public hearing would need to be changed from August 1, 2023, due to the 60-day window requirement between proposed budget approval and final budget adoption. The Board amended the public hearing date to August 8, 2023, and instructed staff to move the CDD Board meeting from August 1st to August 8th as well.

On a motion from Mr. Nearey, seconded by Ms. Cunningham, the Board unanimously approved to move the August 1, 2023, CDD meeting to August 8, 2023 , for The Groves CDD.

On a motion from Mr. Nearey, seconded by Ms. Cunningham, the Board unanimously approved Resolution 2023-03 (as amended), Approving the FY Proposed Budget totaling \$1,279,540 and setting the Public Hearing on the Final Budget for August 8, 2023, at 6:30 p.m. at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 33637 , for The Groves CDD.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board received a District Counsel update from Mr. Vivek. He provided an update on a complaint from Dynamic Security regarding unpaid invoices and provided a brief history of the issues associated with their departure from The Groves. He explained that there were several issues regarding unpaid invoices and overpayments requiring reimbursement and that a settlement was being negotiated.

Mr. Vivek provided an update on legislation that passed in the recent legislative session that will require 4 hours of Ethics Training for the Board members. Mr. Allison provided additional information regarding that legislation and requested Mr. Vivek verify the requirement again.

B. District Engineer

Mr. Cox explained the Mr. Brletic requested that the Board select a color for the synthetic wood that would be used on the bridges per the Bridge RFP. After reviewing the palette of colors provided, the Board selected the color "Saddle Grey".

C. Aquatics Report - Steadfast

The Board reviewed the May waterway and canals report from Steadfast.

D. Operations Manager

The Board received a Clubhouse Manager's report from Amy Linen. She explained that she had met with members of the Ceramic Group and noted that they were ready to begin ceramic activities once again. The Board provided authorization to proceed with having the Ceramic Group start up again. She also provided information regarding the usage fees that will also be collected from the participants.

The Board reviewed a proposal from Tampa Bay Awning that was submitted to the Board for the re-covering of two awnings in the pool area. The proposal amount total was \$6,630 but the Board was informed that there would be an additional expense of \$1,900 for the painting of the frame.

On motion from Mr. Nearey, seconded by Mr. Allison, the Board approved with a 4-1 vote, (with Ms. Cunningham voting no), to table the awning repair consideration and requested staff seek additional proposals, for The Groves CDD. .

Ms. Linen next provided an update of the status of tree trimming work in the dog park, the lighting in the RV park, the trespassing agreement with Pasco County, trespassing signage, update on fobs and bar codes use by residents, pool furniture acquisition, entrance gate arm repairs, common area treatments for weeds by Yellowstone, and landscape mowing in areas that are currently too wet to mow without leaving ruts. In response to Ms. Cunningham's question regarding branches needing to be picked up, she indicated the work has been scheduled.

Mr. Loar requested that staff seek a proposal from Stutzman Landscaping for the dog park tree trimming work. He also noted that he is planning to look at gates in another community as he has been informed there are no problems with them in that community. He is also exploring the possibility of having a pedestrian gate installed on the sidewalk entrance coming from Publix shopping center. Mr. Boutin requested that he also seek information as to whether a pedestrian gate will be a County code issue or if a special permit is required.

Ms. Linen requested that Supervisors and residents bring issues to her and then, if needed, she will take the issue further to Mr. Cox. Mr. Cox added that residents should not address vendors directly on issues but should bring their issues to the staff so staff can communicate with the vendors.

Ms. Cunningham requested an update on the status of the split AC unit in the lanai and Mr. Cox explained that the vendor who installed the unit has confirmed that they are sending a different technician to hopefully resolve the repair issue.

E. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next CDD meeting is scheduled for July 11, 2023 at 10:00 a.m. He provided a summary update of the April 2023 CDD financials.

Mr. Cox provided an update on the contract status with Pool Works for the pool and spa renovation. He explained that he, Mr. Martin, and Pool Works are working on a revision of the contract to incorporate funding draws in the contract as well as a retainer. He requested that the Board act to authorize Mr. Nearey to approve the contract changes being prepared as he is going to serve as the Board point-of-contact for the project.

On motion from Mr. Boutin, seconded by Mr. Allison, the Board unanimously approved authorizing Mr. Nearey to approve the revisions in the contract with Pool Works for the pool and spa renovation project, for The Groves CDD.

Mr. Cox provided an update on the night swimming lighting project. Mr. Loar noted that he is working with a lighting vendor who might be able to assist with the lighting installation.

Mr. Cox explained that the pond bank sign erosion repair work is still being completed.

Mr. Cox informed the Board that he and Ms. Linen requested a proposal from Piper Fire Protection, LLC to provide the District with Fire Inspection and Alarm Monitoring Services, which is the service currently contracted with A Total Solution, Inc. He explained that Staff has been dissatisfied with the responsiveness of the current vendor for a while and were impressed with the response time of the proposal received from Piper Fire Protection, LLC, which was less expensive. Mr. Cox requested that the Board authorize staff to send A Total Solution, Inc. a notification of contract termination with at least a 30-day notification.

On motion from Mr. Boutin, seconded by Mr. Nearey, the Board unanimously approved authorizing staff to provide A Total Solution, Inc. with a 45-day notice of contract termination, for The Groves CDD.

The Board reviewed a proposal from Steadfast Environmental, LLC to perform Brazilian Pepper and brush removal and treatment of nuisance and exotic vegetation within the interior and edge of the wetland, for a combined amount of \$6,800.

On motion from Mr. Nearey, seconded by Mr. Allison, the Board approved, with a 4-1 vote, (with Ms. Cunningham voting no), a proposal from Steadfast Environmental, LLC to provide wetland invasive vegetation removal and treatment, for \$6,800, for The Groves CDD

Mr. Allison informed the Board that there was a pre-bid meeting held for the bridge work RFP and only one vendor showed up. The Board discussed that it would be best to start the process over, re-advertise the Bridge RFP, and work to get the word out to more vendors. Mr. Boutin suggested working with the County to locate the contractors that work on all their bridges. The Board requested that staff take appropriate steps to end the current RFP process, inform the one vendor not to prepare a proposal, and plan for re-starting the process over with a new advertisement et cetera.

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved for staff to take the necessary steps to stop the current advertised bridge work RFP and to inform the one interested vendor that the process will be restarted, for The Groves CDD

Mr. Cox informed the Board that no restaurant vendor responded to the advertisement for submissions of Expression of Interest in the operation of the restaurant at the clubhouse. With that being the case, there is no further action to take regarding the current contract until the Board decides how it wants to proceed.

Mr. Cox informed the Board that the Supervisor of Elections office has provided information that as of April 15, 2023, the total number of registered voters in the District was 1,139.

EIGHTH ORDER OF BUSINESS

Business Items

A. Discussion of 4th of July Celebration Planning

Mr. Boutin explained that the planning for the July 4th celebration for the community was underway and that the intent was to perform a repeat of the previous year's celebration. Ms. Linen suggested that the Board authorize the CDD funding of a not-to-exceed amount of \$1,000 to fund the event.

On a motion from Mr. Loar, seconded Mr. Nearey, the Board unanimously approved to authorize the funding of a not-to-exceed amount of \$1,000 for the 2023 July 4th celebration event, for The Groves CDD.

B. Discussion of Ballroom Set Up/ take Down/ Cleanup Responsibilities

The Board discussed current and past procedures of the set up and take down of tables and chairs, as well as the cleanup for events held primarily in the ballroom. The Board discussed the merits of the different options to satisfy the requirements for the events. The Board requested that a process be defined and brought to the Board at the July CDD meeting.

C. Discussion Regarding Boat/RV Storage Lot Rates

The Board discussed the possibility of increasing the boat/RV storage lot rates. The consensus of the Board was to wait until all upgrades to the areas are completed before a final decision is made. Ms. Cunningham requested staff to seek the rates in other communities for their storage, for comparison.

On a motion from Mr. Boutin, seconded by Mr. Allison, the Board approved (with a 3-2 vote, with Mr. Loar and Ms. Cunningham voting no), making no changes to current rates, for The Groves CDD.

D. Review of the Financial Audit for the Year Ended 9-30-22

The Board reviewed the Financial Audit for Year Ending September 30, 2022.

On a motion from Allison to accept and file, seconded by Mr. Nearey, the Board approved to accept and file the Financial Audit for Year Ending September 30, 2022, for The Groves CDD.

NINTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Regular Meeting
held on May 2, 2023**

The Board considered the Minutes of the Board of Supervisors' Regular Meeting held on May 2, 2023. The Board briefly discussed the status of the flooring in the restaurant and whether there was any progress towards the development of an improvement plan for the Back 9 Bistro. Mr. Boutin commented that there is nothing in the B9B contract regarding her completing an improvement plan and how the restaurant

service has improved. Mr. Nearey noted his concerns regarding the lack of staffing at times. Mr. Nearey suggested that B9B hire local residents to serve as servers to assist. Ms. Cunningham agreed that she will submit the concept to Ms. Tolley.

Mr. Loar noted that the fee for kiln use was asked to be on the June agenda and it was not. Ms. Linen noted that that staff collects the 10% rate each week and that the rate changes depending upon attendance. Mr. Loar indicated the fee should be an annual fee and not a monthly fee. Mr. Babbar indicated this would not require a public hearing to change from monthly to annual but that it should be included in a written policy.

Mr. Loar inquired on the status of the preparation of a document regarding what can and cannot be done in the clubhouse, so as not to violate the liquor license. Ms. Cunningham opined that District Counsel needs to address this issue.

Mr. Loar commented that the audio set up is very bad and needs addressing. Also asked about the May 23, 2023 Special Meeting minutes. Mr. Cox explained would be in the next meeting agenda.

On a motion by Mr. Allison, seconded by Mr. Nearey, the Board unanimously approved the Minutes of the May 2, 2023 Board of Supervisors' meeting and requested that action items within the minutes be addressed by staff, for The Groves CDD.

TENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for April 2023

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved to accept and file the Operation & Maintenance Expenditures for April 2023 (\$96,002.60), for The Groves CDD.

ELVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Loar noted that as of May 2023, the interest amount collected was \$12,303 plus another approximate \$2,400 during the month of June.

Ms. Cunningham spoke regarding numerous requests made during meetings that are not acted upon in a timely manner. She noted that she requested the restaurant expense line be added to the budget, that the audio system be improved several times and addressed concerns with it taking 3 years for information from Accurate Electronics to be brought to the Board. She indicated that she expected some solutions by now and feels this is part of the District Manager's responsibility. Ms. Cunningham added that Mr. Cox should inform the Board that he does not have enough time to do certain tasks if that is the case.

Mr. Allison objected to the inclusion of an additional line in the budget to record Restaurant expenses.

Mr. Boutin expressed concern that individuals are indicating that they are representing a committee in their correspondence, when there are no committees that

that have been formed by the CDD, that residents are using open common areas as “dog parks” and they should not be, that some residents are engaging with non-residents at some of the District facilities, when Staff should be handling this.

Mr. Boutin stated that he was told that Verizon employees enter the community supposedly for technical work but end up doing door to door marketing. He asked that gate guards find a way to help stop this. Ms. Cunningham suggested that since Mr. Boutin wrote the guard orders, he should amend them to cover this topic. She indicated that she heard a different version of how the individuals entered the community.

Mr. Boutin commented on how some residents were calling CDD contractors repeatedly and they should not.

Mr. Boutin requested staff contact Cooper Pools to ensure they are aware of the forthcoming pool renovation work.

Mr. Boutin commented that new contractors are using areas in the back of the community improperly and should be required to execute the documentation regarding the proper use of the area. He noted that the CDD trash dumpster is being used by unauthorized users.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Nearey, seconded by Mr. Allison, the Board unanimously approved to adjourn the meeting at 9:50 p.m., for The Groves CDD.


Secretary/Assistant Secretary


Chairman/Vice Chairman