

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, January 10, 2017 at 6:30 p.m.** at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637.

Present and constituting a quorum:

Steve Simon	Board Supervisor, Chairman
Wayne Coe	Board Supervisor, Assistant Secretary
Richard Loar	Board Supervisor, Assistant Secretary
Sally Semple	Board Supervisor, Assistant Secretary

Also present were:

John Vericker	District Counsel, Straley & Robin
David Bell	District Engineer, Landmark Engineering
Rich Unger	Operations Manager
Angel Montagna	District Manager, Rizzetta & Co.

Audience: **Present**

FIRST ORDER OF BUSINESS **Call to Order and Pledge of Allegiance**

Ms. Montagna called the meeting to order and performed roll call, confirming that a quorum was present.

Mr. Simon led all those present in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Montagna asked if there were any audience comments.

Eric Smith requested appropriations for the patio furniture (attached as Exhibit "A").

On a Motion by Mr. Coe, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved receiving the written request for the patio furniture for consideration for The Groves Community Development District.

46 Mr. Smith stated that he would like the Board to set aside funds for four Adirondack
47 chairs to be positioned within the grassy area outside the southern entrances to the clubhouse,
48 north of the cart path between hole #9 and the clubhouse. A discussion ensued regarding the area
49 in question. The Chairman recommended a not-to-exceed amount of \$1,000. The Board directed
50 Mr. Unger to obtain proposals.

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52 Keith Moore received an email from Mr. Fasano regarding refunds of excessive funds
53 collected. A discussion ensued regarding the funds. The Board indicated that they would like Mr.
54 Unger to place information regarding the excess funds each year on the website for the residents'
55 information.

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57 Keith Moore stated that there are trees and vines hanging over the chain link fence that
58 need to be cleared. District Engineer will check to see who is responsible for this area as the
59 fence is located between The Groves and The Preserve at Wilderness Lakes.

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61 A resident stated that there is an alligator in the pond at hole #10.

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63 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of
Supervisors' Meeting held on December
6, 2016**

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67 Ms. Montagna presented the minutes from the Board of Supervisors' meeting held on
68 December 6, 2016. It was noted that the name J. Robb under audience comments should be
69 changed to "J. Rob". It was also noted that the start time of the meeting should read "10:00 a.m."
70 instead of 6:30 p.m. and that there were members of the audience present at the meeting.
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On a Motion by Mr. Loar, seconded by Ms. Semple, followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 6, 2016 as amended for The Groves Community Development District.

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73 **FOURTH ORDER OF BUSINESS**

**Consideration of Operations and
Maintenance Expenditures for November
2016**

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77 Ms. Montagna presented the Operation and Maintenance Expenditures for November
78 2016 to the Board.
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On a Motion by Mr. Loar, seconded by Ms. Semple, followed by a vote of all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2016 (\$73,958.21) for The Groves Community Development District.

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81 **FIFTH ORDER OF BUSINESS**

**Discussion Regarding Vesh raising Pricing
and Notifying Residents**

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84 Marc Vesh explained what he is doing with his menu and prices. He stated that some prices
85 have increased on certain items. A discussion ensued regarding the restaurant.
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SIXTH ORDER OF BUSINESS

Discussion Regarding Speeding/Major Problem/Resident Complaints/Grandchild almost hit by Resident Speeding

Ms. Montagna presented the resident calls regarding speeding in the community and children almost being hit. A very detailed discussion took place.

On a Motion by Mr. Loar, seconded by Ms. Semple, followed by a vote of all in favor, the Board of Supervisors voted to authorize the Chairman to work with Law Enforcement to draft a deal and bring it back to the Board for their review for The Groves Community Development District.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

Mr. Bell reviewed two proposals from GA Nichols to repair the depression at 21201 Diamonte Dr. at a cost of \$2,800 and the repair of the depression at the Ambersweet cul-de-sac at a cost of \$3,975 (attached as Exhibit "B"). He stated that he would like to add these two proposals into the existing contract.

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On a Motion by Ms. Semple, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved GA Nichol's proposals for the repair of the depression at Diamonte Dr. (\$2,800.00) and the repair of the depression at the Ambersweet cul-de-sac (\$3,975.00) with a not-to-exceed cost of \$7,000.00 for The Groves Community Development District.

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On a Motion by Ms. Semple, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors authorized District Chairman to authorize any emergency repairs at a not-to-exceed cost of \$5,000.00 for The Groves Community Development District.

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C. Clubhouse Manager

1. Review of Monthly Report

Mr. Unger went over his report in full detail with the Board. Mr. Unger stated that residents requested permission to have a fountain installed in their pond.

On a Motion by Ms. Semple, seconded by Mr. Coe, followed by a vote of all in favor, the Board of Supervisors approved the resident request for the installation of a fountain in their pond at the residents' cost and the District will pay the costs for the electric and maintenance for The Groves Community Development District.

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Mr. Unger stated that a resident complained that children are sitting with their grandparents at the bar in the restaurant eating. The Board did not take any action on this complaint.

Mr. Unger gave the Board an update on the progress at the front entrance. He also informed the Board that the windscreens are up around the pool.

D. District Manager

Ms. Montagna noted the next regularly scheduled meeting will be held on Tuesday, February 7, 2017 at 10:00 a.m. at The Groves Civic Center, located at 7924 Melogold Circle, Land O'Lakes, FL 34637.

Ms. Montagna stated that the Brighthouse summary is only available when Brighthouse breaks it out and then District management provides it for the Board.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Loar stated that the net around the driving range needs to be repaired. He asked Mr. Unger to check on the life of the net. Mr. Loar stated that the pool rails could be wrapped with leather.

Mr. Coe stated that the PACA meeting is scheduled for Thursday and Mike Moore is scheduled to speak. Mr. Coe Distributed and reviewed his report for the Board (attached as Exhibit "C").

NINTH ORDER OF BUSINESS

Adjournment

Chairman Simon requested a motion to adjourn the meeting of the Board of Supervisors' for The Groves Community Development District.

On a Motion by Mr. Loar, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 8:04 p.m. for The Groves Community Development District.

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Secretary/Assistant Secretary

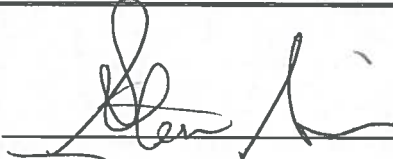

Chairman/Vice Chairman

Exhibit A

Request to Purchase Four Adirondack chairs, to be positioned within the grassy area, outside the southern entrances to the Club house, North of the cart path between hole #9 and the club house.

Source : Purchase from Hayneedle, Polywood Comfort back, Adirondack chairs, cost at \$280.00 each.

Suggest that this area be designated as Non - Smoking as there is a designated smoking area located approximately 40 feet to the west.

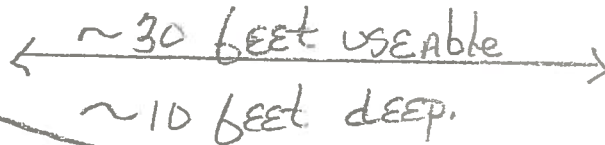
Parking lot

Smoking Rm.

Card Room.

BALL ROOM

MAIN
Atrium



CART PATH.

SAND TRAP

9
GREEN.

Exhibit B

Exhibit "B"

G.A. NICHOLS COMPANY

5775 126th Ave N
CLEARWATER, FL 33760
Lic # CGCA 17846

(727) 561-0509
Fax (727) 561-0511
greg@ganichols.com

PROPOSAL

Date: January 9, 2017
Attention: Katie France, PE
Landmark Engineering
E-mail: kf@lesc.com
RE: 21201 Diamonte Dr
Genoa Ln
The Groves

WE WILL PROVIDE EQUIPMENT, LABOR AND MATERIAL TO DO THE FOLLOWING WORK:

- Excavate the depression at 21201 Diamonte Dr and around the manhole on Genoa Dr.
- Excavate down to firm subbase
 - Backfill with crushed concrete and compact in 12" lifts
 - Pave with 1.5" of asphalt

The cost for this work is \$ 2800.00

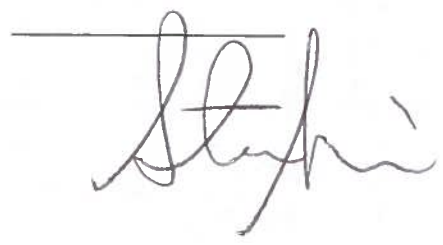
Conditions: Payment is due at completion of work
No permitting or engineering is included
We are not responsible for damage to unmarked underground utilities or installations of any type.

Sincerely,

Accepted:

Date:

Greg Nichols
President



1-10-17

Exhibit "B"

G.A. NICHOLS COMPANY

5775 126th Ave N
CLEARWATER, FL 33760
Lic # CGCA 17846

(727) 561-0509
Fax (727) 561-0511
greg@ganichols.com

PROPOSAL

Date: January 3, 2017
Attention: Katie France, PE
Landmark Engineering
E-mail: kf@lesc.com
RE: Debris Removal
The Groves

WE WILL PROVIDE EQUIPMENT, LABOR AND MATERIAL TO DO THE FOLLOWING WORK:

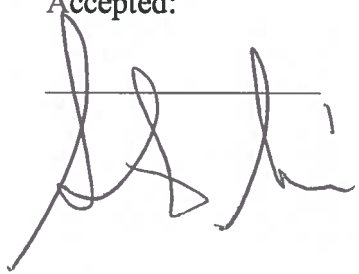
- Excavate the depression at the Ambersweet cul de sac.
- Remove the concrete underneath.
 - Excavate the loose gravel
 - Backfill with crushed concrete and compact in 12" lifts
 - Pave with 1.5" of asphalt

The cost for this work is \$ 3975.00

Conditions: Payment is due at completion of work
No permitting or engineering is included
We are not responsible for damage to unmarked underground utilities or installations of any type.

Sincerely,

Greg Nichols
President

Accepted:


Date:
1-10-17

Exhibit C

Front Entrance Projects:

December 31, 2016

- 1. - ✓ Add a fountain to Front Pond – Complete 2015
\$100 (\$4,152 Joe and Joanna Van Bree + \$100 electrical)
- 2. - ✓ Replace gate entry/exit poles with LED lighted arms – Complete 2015
\$1,620 (4 arms + counter weights)
- 3. - ✓ Upgrade center median with better shade plants – Complete 2016
\$0,000 (replace Azaleas at Yellowstone expense)
- 4. - ✓ Redesign the 3 front plant beds replacing annuals – Complete 2016
\$12,447 (+\$1,750 design/installation management)
- 5. - ✓ Redesign the 2 rear entrance islands with palms – Complete 2016
\$6,998 (including 2 Chinese Fan Palm trees)
- 6. - ✓ Add coping to walls/columns all 3 front monuments – Complete 2016
\$3,317 (pressure wash and repaint gold lettering)
- 7. - ✓ Plant lighted palms behind all 3 front monuments – Complete 2016
\$14,815 (including 8 Chinese Fan Palm trees)
- 8. - Build second entrance matching 3 front monuments – Future
- 9. - Update the Guard House exterior look – Future
- 10. - Add railroad ties to Green #10 providing an island look – Future

PHASE I

PHASE II

2016/2017 Budgeted Capital Projects

	Budget	Actual
Marquis sign at rear gate/entrance	\$15,000	
Additional security at rear gate/entrance	\$10,000	
Enhanced lighting at main entrance	\$15,000	
Design Layout and Manage Installation		\$1,750
Install 10 Queen Palms @ \$900 ea.		\$9,000
Install custom coping and pier caps		\$2,715
Enhanced landscaping at both entrances	\$22,000	
Install 4 plant beds and upgrade irrigation		\$21,793
Restaurant noise reducing measures	\$5,000	
Shuffleboard widening and seating	\$5,000	
Total =	\$72,000	\$35,258