

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, 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
Bill Boutin	Board Supervisor, Vice Chairman
Wayne Coe	Board Supervisor, Assistant Secretary
Richard Loar	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin & Vericker
Mark Bufano	Interim Operations Manager

Audience: Present

FIRST ORDER OF BUSINESS Call to Order and Pledge of Allegiance

Mr. Simon called the meeting to order and Ms. Montagna 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

Mr. Simon asked if there were any audience comments.

Carolyn Van Rogenmonter spoke regarding the tennis lessons. She spoke highly of Blake, the tennis coach at The Groves.

Geri Mayerman spoke regarding AED and CPR. She stated that there is a lack of trained people at The Groves. A Discussion ensued. Ms. Mayerman stated that she would like to give a class on safety and CPR. It was also mentioned that a safety patrol or monitor was needed for the pool and amenity center on the weekends.

John Rhodes spoke regarding the tennis courts. He presented a list of rules for the tennis courts. (Attached as Exhibit "A").

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On a Motion by Mr. Coe, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors received Mr. Rhodes document to put into record for The Groves Community Development District.

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A Discussion ensued regarding the tennis courts.

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Anthony Buzzeo thanked the Board for doing a great job. He also spoke about the HOA agreement with Girard Environmental. A discussion ensued.

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Dusty Rhodes also thanked the Board for doing a great job. He welcomed Mark Busano, the Interim Operations Manager to the District. Mr. Rhodes noted that Mr. Vesh doesn't pay to store his trailer. He also stated that the tennis professional should be for residents only. A discussion ensued.

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Mrs. Scrugs addressed the Board regarding estate sale signage. She asked if the signs could be put on the CDD sign. A discussion ensued. Mr. Simon stated that she would need to go to the HOA then come to CDD and the answer would be no.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on May 2, 2017

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The Board requested changes to lines 130, 131 and 187 of the meeting minutes.

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On a Motion by Mr. Boutin, seconded by Mr. Loar, followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 2, 2017 as amended for The Groves Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for April 2017

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Mr. Simon presented the Operation and Maintenance Expenditures for April 2017 to the Board. Ms. Montagna read the O&M amount to be \$73,270.99.

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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 received and filed the Operation and Maintenance Expenditures for April 2017 (\$73,270.99) for The Groves Community Development District.

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FIFTH ORDER OF BUSINESS

Presentation of GAB Robbins Insurance Appraisal

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Mr. Simon presented and reviewed the insurance appraisal from GAB Robbins.

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SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Specification and Agreement Addendum for Maintenance Area

Mr. Simon presented and reviewed the Landscape Maintenance Specification and Agreement Addendum for the maintenance area between the HOA and Girard. He stated that it was informational purposes only.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Options for Front Gate

Mr. Simon presented the two options from Envera Systems for the front gate. The cost for Option A is \$1,350.00 and Option B is \$1,619.00. Discussion ensued. The Board decided to table the proposal until their July meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Yellowstone's Proposals for Landscape Enhancements

Mr. Simon presented the Yellowstone's proposals for landscape enhancements for the empty beds in Butterfly Park at a cost of \$1,839.76 and the Oak trees near the monument sign at a cost of \$676.60. Discussion ensued. Ms. Montagna stated they proposal for the Butterfly Park had already been approved and the work is completed. She asked the Board to ratify that proposal.

On a Motion by Mr. Boutin, seconded by Mr. Loar, with all in favor, the Board of Supervisors ratified Yellowstone's proposal for the Butterfly Park (\$1,839.76) for The Groves Community Development District.

On a Motion by Mr. Loar, seconded by Mr. Boutin, with all in favor, the Board of Supervisors approved Yellowstone's proposal for the plant replacement for the area near the monument sign (\$676.60) for The Groves Community Development District.

NINTH ORDER OF BUSINESS

Update Regarding Noise Level from US 41

Mr. Boutin gave the Board an update on the noise level from US 41. He discussed his meeting with the Senator to work something out for the landscape package for US 41 to help curb the noise. He will update everyone as he hears back from the Senator.

TENTH ORDER OF BUSINESS

Clarification of Previously Agreed Upon Tennis Club Policy

Ms. Montagna read into record the agreement Mr. Unger and the tennis professional, Blake Mallick have. Attached as (Exhibit "B"). A very detailed discussion ensued. The board decided to make a motion to have a tennis agreement done.

On a Motion by Mr. Boutin, seconded by Mr. Loar, with all in favor, the Board of Supervisors approved a tennis agreement between The Groves and tennis instructor, Blake Mallick to read as follows: Blake Mallick, the tennis instructor is authorized to give lessons at The Groves without a resident present during day light hours. Blake Mallick, the tennis instructor can give lessons at night to residents or guests of residents with the resident present. Once a month, Blake Mallick will provide a full roster of his lessons and charges along with a 10% of gross to The Groves in the form of a check for The Groves Community Development District.

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ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present. Ms. Montagna reviewed Mr. Bell's report with the Board. Attached as (Exhibit "C"). She stated that Mr. Boutin would like an inspection of all the drainage areas done by the Engineer.

C. Clubhouse Manager

1. Review of Monthly Report

Mr. Bufano reviewed the Clubhouse Report with the Board.

On a Motion by Mr. Coe, seconded by Mr. Boutin, with all in favor, the Board of Supervisors approved a proposal for spread dirt (\$500.00) for The Groves Community Development District.

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On a Motion by Mr. Boutin, seconded by Mr. Coe, with all in favor, the Board of Supervisors approved the closing of the pier until repairs are made for The Groves Community Development District.

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D. District Manager

Ms. Montagna noted the next regularly scheduled meeting will be held on July 11, 2017 at 10:00 a.m. at The Groves Civic Center, located at 7924 Melogold Circle, Land O'Lakes, FL 34637. She stated that the Board will be adopting their Fiscal Year 2017/2018 Final Budget at their August 1, 2017 meeting at 6:30 p.m.

Ms. Montagna announced that there were 1,135 registered voters in the District as of April 15, 2017.

Ms. Montagna presented a proposal from G.A. Nichols for the repair of three depression areas on Diamonte – Festive Groves Blvd. recommended by the District's Engineer. Attached as (Exhibit "D").

On a Motion by Mr. Boutin, seconded by Mr. Loar, with all in favor, the Board of Supervisors approved G.A. Nichols' proposal for the three areas on Diamonte – Festive Groves Blvd. (not-to-exceed \$7,000) for The Groves Community Development District.

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Ms. Montagna reviewed the Preserve at Wilderness Lakes CDD's requests for the fence area between the two Districts that was cleared of vines. She stated that their Chairman would like a PVC fence installed rather than a chain link fence. She reviewed costs for a chain link versus a PVC fence. Discussion ensued. She introduced the second request made by the Wilderness chairman if the fence was not an option. They suggested planting a row of hedges or trees to provide that screening.

On a Motion by Mr. Boutin, seconded by Mr. Loar, with all in favor, the Board of Supervisors approved the installation of a chain link fence on the District's property between The Groves and The Preserve at Wilderness Lakes for The Groves Community Development District.

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TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Boutin stated that he met with Commissioner Moore on May 4th to discuss the sign ordinance and illuminated signage. He stated that Mr. Moore will ask for a modification of the ordinance.

Mr. Boutin requested some corrections and additions for the District's website.

Mr. Boutin stated that the hedges at Trovita are too high. He stated that there is also a blind spot at Melogold and Festive.

Mr. Loar stated that District staff needs to investigate to see if the District can use extra cameras to put in the storage area.

Mr. Coe discussed the budget and capital projects.

Mr. Simon stated that Mr. Vesh needed to be reminded regarding the storage.

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THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Boutin, seconded by Mr. Loar, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 8:48 p.m. for The Groves Community Development District.

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Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit A

1. NO OUTSIDERS.
2. WHEN GUESTS ARE RECEIVING LESSONS, RESIDENT MUST BE ON THE COURT.
3. GUESTS ARE NOT TO RECEIVE LESSONS UNDER THE LIGHTS.

Exhibit B

Club House

(Average \$50.00 a month)

- Value to
- Community
Exhibit B

From: Blake <bmallick0623@gmail.com>
Sent: Monday, June 05, 2017 7:23 PM
To: Club House
Subject: Re: Please send me the list of rules you have been working under with the tennis courts

I've been gone all day today so I apologize I'm getting this back to you late.

When I began at the groves years ago which was with the manager prior to Rich, I was told that I could teach anyone I chose and there was no resident chaperone. The rules she stated to me is I had to have a certification (I'm USPTA certified with the highest level: ELITE Level Certified) and I had to have liability insurance and have the groves specifically added to my policy. (I've got it and it's a \$1 million dollar limited liability policy and paid an additional \$75 to have the groves on the policy.)

The only other stipulation is that I work around the resident tennis and pickle ball players. (I have a very good relationship with all of the folks that use the tennis courts and I NEVER have been on court when any residents want to be out there.

I run my own business so I have very different rates given frequency of lessons, group or private, adult & children, and duration of lesson.

I give 10% back to the groves. Unless I'm giving a free one here or there which I do and occasionally hit with family if I have a free hour.

I give all extra balls to residents along with many other residents benefits I won't list here.

I offered for a long time to do a monthly free clinic and finally began with a demo day clinic this past Saturday. (Sending email with photos following this email.)

11 in attendance for clinic.

I have never had to have a resident chaperone at any of the developments I do or have instructed at and other than the heat in the day in Florida or bugs/mosquitoes at dusk, the other thing is when teaching kids many times I ask parents or grandparents to leave because the child focuses better and pays more attention to me. Even with adults I don't let spouses (or in this case their friend or parent that lives there) because it makes my student nervous or self conscious and they don't do their best.

Whatever is decided it would be a shame because of some issues that happened at the pool or 1-2 residents that don't even play tennis have it penalize everyone.

All I ask for is the same thing the wilderness is good with and that's to have reciprocal benefits between the two developments then it's convenient for both and has actually enhanced overall tennis development for all involved.

I know this was probably more than you asked for but to be able to support what I'm asking for, you now have a better feel for what I hope you will support and stand behind me.

Thanks! Blake

Sent from my iPhone

On Jun 5, 2017, at 1:39 PM, Club House <clubhouse@THEGROVESCDD.COM> wrote:

exercise groups - 10% yoga each

some outsiders attend

Exhibit C

Exhibit C

Angel Montagna

From: David W. Bell <dwb@lesc.com>
Sent: Tuesday, June 06, 2017 2:33 PM
To: Angel Montagna
Cc: Mark Bufano (clubhouse@thegrovescdd.com); Katie France
Subject: Groves
Attachments: Katie.Groves.Melogold & Diamonte.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Angel:

I am unable to make tonight's meeting due to a schedule conflict. I wanted to give you a brief summary of what we have been working on.

- Cleopatra Drainage Improvement – Contractor is waiting for material to arrive. They will provide a week or two notice prior to commencing construction. We will relay construction date as soon as we know so affected residents can be notified.
- Melogold Sidewalk Repairs (multiple locations) – The sidewalk will be removed and replaced and we will be completed at same time as the Cleopatra Drainage Improvements
- Irrigation Pond – Overflow of irrigation pond appears to have been caused by the County turning back on the reclaimed water system without notification and the well kept on. There appears to be a float issue with the well. Mark is trying to find someone to look at it as it needs to be in working order the next time it is used. The well has been turned off and the water levels are being monitored.
- Festive Groves / Melogold / Diamonte (Various Pavement Issues) – Attached is a proposal from GA Nichols for the repair of various pavement /drainage issues. We request approval of the proposal with a not to exceed amount more than the proposal to provide a little cushion.
- Drainage – As rain becomes more frequent, we will continue to monitor lake levels and flows.

I am available until 6pm via my cellphone (813-842-2598) to discuss these items and any others, as needed.

Thanks,

David W. Bell, PE
Vice President



8515 Palm River Road • Tampa, Florida 33619
813-621-7841 x 131 • 813-842-2598 (mobile)
dwb@lesc.com • www.lesc.com

Exhibit D

Exhibit D

G.A. NICHOLS COMPANY

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

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

PROPOSAL

Date: June 5, 2017
Attention: Katie France, PE
Landmark Engineering
E-mail: kf@lesc.com
RE: Depressions, Diamonte - Festive Groves Blvd.
The Groves

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

Repair 3 areas

Festive Groves Blvd.

Sawcut and remove asphalt, excavate area to RCP pipe approx. 8' deep and repair pipe. Backfill, compact and add road base as needed. Place Type S-3 asphalt (this is based on typical pipe repair, if a more extensive repair is needed we will notify Landmark before proceeding)

20937 Diamonte

Remove 4'x 5' sidewalk panel, repair 6" underdrain next to box. Seal pipe penetrations and cracks in box
Replace sidewalk panel, sod disturbed areas

Melogold

Seal inside cracks in storm box on N.W. side of driving range

Excavated areas will be backfilled and compacted
Compacted crushed concrete base will be added as needed
New concrete will be 3000 PSI with fibermesh
New asphalt will be Type S-3

The cost for this work is \$ 6,460.00

Conditions: Payment is due at completion of work
No permitting or engineering is included
We will haul off all construction debris generated during this work

Sincerely, Accepted: Amount: Date:

David Schaffer _____ _____ _____
Project Manager

Exhibit E

2016 / 2017 Budgeted Capital Projects

	Budget	Actual
Marquee sign at rear gate/entrance	\$15,000	
Additional security at rear gate/entrance	\$10,000	
Phone entry system at front entrance		\$4,808
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	
Add sidewalks and benches		\$2,600
Total =	\$72,000	\$42,666

2017 / 2018 Budgeted Capital Projects

	Budget	Actual
Digital marquee sign at entrance	\$15,000	Boutin
Restaurant noise reducing measures	\$5,000	Unger
Gazebos for various parks	\$10,000	Boutin
Build 2nd front entrance w/columns	\$3,000	Coe
25 LED streetlights on Melogold	\$7,000	Coe

Total = \$40,000 \$0

[Faint handwritten notes, possibly including "General" and "Total"]