
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, May 3, 2011 at 10:00 a.m.** at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637.

Present and constituting a quorum:

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| Dave Colflesh | Board Supervisor, Chairman |
| Jane Thompson | Board Supervisor, Vice Chairman |
| Jane Thompson | Board Supervisor, Assistant Secretary |
| Sally Semple | Board Supervisor, Assistant Secretary |
| Mike Hicks | Board Supervisor, Assistant Secretary |

Also present were:

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|---------------|-------------------------------------------------------|
| Matthew Huber | District Manager, Rizzetta & Company, Inc. |
| John Vericker | District Counsel, Straley & Robin |
| David Bell | District Engineer, Landmark Engineering |
| Tyree Brown | Clubhouse Manager |
| Mark Vesh | Representative, The Grill |

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Colflesh called the meeting to order and Mr. Huber performed roll call confirming that a quorum was present.

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

Mr. Colflesh asked the Board members if they had any additional items for the agenda. Mr. Osborn stated that he wanted to discuss reserve funding and The Groves plantings. Mr. Hicks stated that he wanted to address road paving.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on April 5, 2011

On a Motion by Ms. Semple, seconded by Ms. Thomson, and followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 5, 2011 as presented for The Groves Community Development District.

THIRD ORDER OF BUSINESS

Presentation of Operation and Maintenance Expenditures for March 2011

The Board of Supervisors reviewed the expenditures. A brief discussion ensued regarding various invoices and the services they represent. Mr. Colflesh accepted the expenditures as presented.

FOURTH ORDER OF BUSINESS

Consideration of ADA Compliant Pool Lift Proposals

Mr. Vericker reviewed the letter that he sent regarding the updates to the Americans with Disabilities Act. He stated that the District had until March 15, 2012 to comply with the required changes. Mr. Vericker reviewed the various requirements with the Board. Mr. Bell stated that the most difficult thing would be access to the fishing pier and handrails at the conservation area. Mr. Huber stated that as District Manager he would recommend that the Board retain an ADA Consultant who could evaluate The Groves and interpret the new rules and then make a recommendation. He stated that he has done some research and he has located a couple of experts and he would like the Board members to take a look at their resumes and possibly interview them. Mr. Huber stated that Mr. Colflesh has brought forward an expert as well. He stated that he had obtained a couple of proposals so that the Board could see the costs associated with the chair lifts that would be required for the pool. Mr. Huber stated that he would suggest that the Board budget \$20,000 to \$25,000 to handle this project. Discussion ensued. Mr. Huber entertained the Board member's questions.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2011-03, Adopting a Trespass Policy

Mr. Huber reviewed Resolution 2011-03, Adopting a Trespass Policy for the Board. Mr. Vericker further explained the Resolution.

On a Motion by Mr. Osborn, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved Resolution 2011-03, Adopting a Trespass Policy as presented for The Groves Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Grill Improvements

Mr. Huber stated that a discussion was held at the last meeting regarding the Vesh Grill improvements. Mr. Huber stated that he distributed a proposal from Saber Construction with the costs associated for the upgrade that Mr. Vesh was considering. Mr. Colflesh gave a brief history on this item. Mr. Huber reviewed the three different options for the additional roofing. He stated that the aluminum roof would cost \$5,200, the insulated aluminum roof with gutters would cost \$6,530, and the conventional wood frame gable roof with shingles would cost \$18,200. Ms. Semple stated that she confirmed with Mr. Vesh that he would contribute \$5,000 to the improvements. Discussion ensued. Mr. Vesh addressed the Board. Mr. Colflesh recommended that each Board member independently review the situation and speak with Mr. Vesh and then the Board could address it again at the next meeting. Discussion continued.

SEVENTH ORDER OF BUSINESS

Budget Workshop

Mr. Huber stated some things to be considered for the proposed budget would be the ADA compliance, additional golf cart parking, landscape/irrigation revisions, reclaimed water costs for the Water Use Permit, and the golf course bridge repairs #13 and #18. Mr. Colflesh stated that he would like District management to work with the HOA on the bridge issues. Mr. Hicks stated that he would like District management to provide a history on the work that has been done to the bridges. Discussion ensued. Mr. Huber stated that Mr. Bell had recommended that the Board budget for future storm pipe cleanout. Discussion ensued regarding the Reserve Study. Mr. Huber directed the Supervisors to contact him if they thought of any further items for the proposed budget.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that the items that he had been working on this month had already been covered previously in the meeting. He asked the Board members if they had any items that they wanted to address. Mr. Colflesh stated that he was concerned with any additional liability that the new ADA compliance might bring to the District. Mr. Vericker stated the biggest concern would be someone filing a discrimination case against the District if the required ADA mandates weren't completed. Mr. Colflesh asked if the District needed to be concerned with their property insurance liability. Mr. Vericker stated that the District would have to be aware of the design to insure that there weren't flaws that could cause future issues. Mr. Colflesh directed Mr. Huber to check with the insurance company to see if the District's liability insurance would increase with the new mandates so that any increase could be added to the new fiscal year budget.

B. District Engineer

Mr. Bell reviewed SWFWMD's Statement of Inspections for Phase 1A and 1B for the Board. He stated he ended up doing all of the phases at one time to get them on the same schedule and make it less costly the next time the inspections are due. Mr. Bell stated that he completed the inspections about two weeks ago. Discussion ensued.

Mr. Bell stated that he would recommend jet rod cleaning the storm pipes now that the system is at least ten years old. He suggested putting each major conveyance on a schedule and rating them by importance.

Mr. Bell stated that there was an area at the rim ditch on Cleopatra that had been disconnected over time. He stated that it has been reconnected as of last week and the remedial work is starting.

Mr. Bell gave the Board an update on the reclaimed water issue. He stated that he and Mr. Huber would be meeting with Pasco County again to try to come up with some budget numbers. Mr. Bell entertained the Board member's questions. Discussion ensued regarding the paving on Trovita Rd.

C. Clubhouse Manager

John Sterns updated the Board on the pickleball club. He stated that he went to the USA Pickleball Association and told them that he had started a pickleball club at The Groves and that the District had been very cooperative. Mr. Sterns stated that the association awarded a Grant in the amount of \$238 which he gave to the District.

Mr. Brown reviewed the monthly manager's report for the Board. He gave an update on completed and ongoing items. Mr. Brown entertained the Board member's questions.

Mr. Brown stated that there was a resident within the community that on several occasions has made racial slurs to one of the clubhouse staff members. He stated that there isn't specific policy in place for this type of behavior. Discussion ensued regarding the resident's suspension of privileges. Mr. Huber stated this resident had received letters for two previous offenses. He stated that this would be the third offense for this resident. Discussion ensued. Mr. Huber asked for a motion to draft a letter with District Counsel suspending the resident's amenity privileges and inviting him to attend the CDD meeting on June 7th and speak to the Board.

On a Motion by Ms. Semple, seconded by Mr. Osborn, and followed by a vote of all in favor, the Board of Supervisors authorized District Staff to draft a letter to the resident informing him that his amenity privileges would be suspended for six weeks due to his conduct for The Groves Community Development District.

(The Board recessed the meeting at 11:52 a.m. and reconvened at 11:57 a.m. with all those in attendance at the onset of the meeting still in attendance)

Mr. Brown stated that he was given a petition from residents who are requesting that the District trim the hedges behind their homes in the area of Sanguinelli Rd., Ponkan Rd., and Amberweet Pl. He stated that there were 36 signatures on the petition. Mr. Brown reviewed the area in question with the Board.

He stated that he and Mr. Colflesh had looked at the County plat and it is obvious that the hedge row is on the resident's property except for two homes on Sanguinelli Rd. Mr. Colflesh further reviewed the areas with the Board. Discussion ensued with resident input. Mr. Colflesh stated that per the U.S. Attorney the District cannot spend money on property that doesn't belong to them. Ms. Semple suggested that the homeowners involved decide on a height of the bushes and enter into a contract with Natural Designs to have them trim them without the HOA or the CDD getting involved.

D. District Manager

Mr. Huber stated that the next regularly scheduled meeting was June 7, 2011 at 6:30 p.m. and that he would be presenting the Proposed Budget. He stated that the Final Budget meeting would be held on August 2, 2011.

Mr. Huber updated the Board on the work on Cleopatra. He stated that the total cost for the sinkhole repairs was approximately \$125,000. Mr. Huber updated the Board on the Rim Ditch restoration. He stated that the District was able to save approximately \$3,000 on this project. Mr. Huber reviewed the most recent landscape report for the Board. He reviewed the five proposals from Natural Design that were generated from the report. Mr. Huber entertained the Board member's questions. Mr. Huber recommended Florida friendly plants in lieu of sod replacement. Discussion ensued regarding the main entrance now that construction is finished on the entrance side of US 41. The Board decided to wait until the construction on US 41 is totally completed before beautifying the front entrance. Mr. Colflesh suggested that in the interim the Supervisors should review the proposals as part of the budgetary process and the consideration of the water use permit. Discussion ensued regarding Florida friendly landscaping.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Huber asked if there were any Supervisors requests. Mr. Osborn stated that whoever designed The Groves sign by the lake did a tremendous job. He asked if the electricity for the orange trees could be used to shine a couple of spotlights across the lake to light up the signage. Discussion ensued. It was stated that solar lighting had also been considered. Mr. Huber stated that he could speak with Ms. Pounds and see what the cost of lighting the signage would be and bring it back before the Board.

Mr. Osborn stated that he would like to discuss a reserve fund. He stated that in the last ten years the District has accumulated an excess of \$440,000 due to the budget being under spent. Mr. Osborn stated that last year the District spent \$75,000 more than it took in. He stated in October 2010 the District ended up with a net ending balance of \$365,000. Mr. Osborn stated that he would like to set up an excess fund account for \$250,000 of the surplus. Discussion ensued.

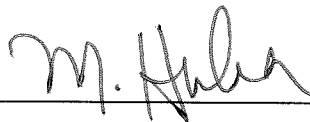
Mr. Osborn made a motion to withdraw \$250,000 from the contingency fund and put it into a savings account that would require Board approval to make any withdrawals. There was no second and the motion failed.

The Board entertained audience comments with no further Board action.

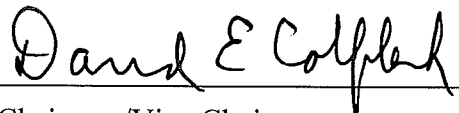
TENTH ORDER OF BUSINESS

Adjournment

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| On a Motion by Ms. Thompson, seconded by Mr. Colflesh, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 12:57 p.m. for The Groves Community Development District. |
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Secretary/Assistant Secretary



Chairman/Vice Chairman