
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, October 4, 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 |
| Don Osborn | 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 |
| Kelly Evans | Operations Manager, Rizzetta Amenity Services |

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. There were none.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on September 6, 2011

Mr. Osborn stated that on page 5 under the ninth order of business, the last paragraph, in the first sentence he would like to replace the words "bike rack" with "DOT stainless fence".

On a Motion by Ms. Thompson, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 6, 2011 as amended for The Groves Community Development District.

THIRD ORDER OF BUSINESS

**Presentation of Operation and
Maintenance Expenditures for August
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 Landmark Engineering's
Proposal for Location Map**

Mr. Colflesh stated that the next item on the agenda was the consideration of Landmark Engineering's Proposal for a Location Map. He stated that this item was a continued discussion from the Board's last meeting to create an aerial map of the community.

Mr. Bell stated that he had prepared a detailed proposal. He reviewed his proposal for the Board. Mr. Bell stated that he would be billing hourly at a not-to-exceed price of \$1,000. He addressed the Board member's questions. Discussion ensued.

On a Motion by Mr. Hicks, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors approved Landmark Engineering's Proposal for a Location Map (not-to-exceed \$1,000) for The Groves Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Pasco County/CDD
License Agreement**

Mr. Colflesh stated that the next item for discussion was a Pasco County/CDD License Agreement. He stated that this item was also a continued discussion from the previous meeting. Mr. Colflesh stated that it was brought to the District's attention that since the County and DOT finished their work along US 41 there have been a lot of weeds growing. He stated that there has been discussion regarding who is responsible for the area and what can be done about the area. Mr. Colflesh stated that the area extends from Wilderness all the way up to Festive Grove. He stated that at the last meeting he had expressed concern whether the District, which is a governmental entity, can expend monies outside of its properties. Mr. Colflesh asked Mr. Vericker to give his legal advice on the issue.

Mr. Vericker stated that there were two different issues. He stated that the first issue is basic trespass law as the District could not enter onto someone else's property and do work.

Mr. Vericker stated that at the last meeting they thought the property was owned by Pasco County but Mr. Bell had researched that ownership of the area and found that it is actually owned by the Florida Department of Transportation "FDOT" and that can make it more difficult due to bureaucracy. He stated that they would have to get permission from the property owner. Mr. Vericker stated that the second issue is that it is outside of the District's property and if it was privately owned they would not be able to do anything. He stated that with governments there is an exception but the District would need a form of agreement from FDOT. Mr. Vericker stated that getting some form of permission from FDOT may be difficult. He stated that District Management might be able to talk to the road department. Mr. Colflesh stated that NDL had attended the last meeting and offered to maintain the area but to have it done on a routine basis the District needs to obtain the proper documents. Mr. Huber stated that the offer and acceptance of the area that NDL mowed was a very small area from the entry wall to the wetland area. He stated that it was no more than 50 to 75 feet. Mr. Huber stated that the areas beyond the wetland preserve area that line the golf course and go to Wilderness were mowed and trimmed back by FDOT and happened to occur at the same time that the Board was going through this review.

Mr. Bell stated that he and Mr. Huber had met with FDOT staff regarding the sidewalk at the entrance and the area to be maintained was brought up. He stated that FDOT has an annual maintenance agreement with a third party to maintain and mow the right-of-way. Mr. Bell stated that the concern with FDOT was where the District has the retaining wall and the large pedestrian fence along hole #11 that there really isn't any access for FDOT to get to the back. He stated that FDOT would not have a concern about maintaining the area between the split rail fence along the golf course and the retaining wall. Mr. Colflesh stated that the District would have to see if they could get FDOT approval to do anything along that road. He stated that if the District does get permission from FDOT they would still have to figure out how to access the area near the white fence. Discussion ensued. Mr. Bell and Mr. Vericker entertained the Board member's questions. Ms. Semple stated that it is just natural Florida growth and she didn't understand why the District should expend monies on removing it. She reviewed the benefits to the residents of leaving the natural growth alone. Mr. Hicks stated that he agreed with Ms. Semple and suggested opening a dialogue between District Management and FDOT to see what they were going to be doing with the area. The Board directed Mr. Huber to contact FDOT regarding their planned maintenance of the area.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Security Guard
Announcement of Estate Sales**

Mr. Colflesh stated that that the next discussion item was the security guard announcement of estate sales. He stated that this question had arisen from Donna Pounds. He gave a brief history on how the issue was handled in the past. Mr. Colflesh read the email from Ms. Pounds to Mr. Huber asking for written CDD approval to allow signage at the front gatehouse for estate sales and open houses. Ms. Semple directed District Management to send a Letter of Understanding to Ms. Pounds regarding the signage.

On a Motion by Mr. Osborn, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved the placement of signage for estate sales and open houses at the front gatehouse and directed District Management to send a Letter of Understanding to Ms. Pounds for The Groves Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Alternate Access to Pool/Clubhouse

Mr. Colflesh stated that the next item on the agenda was a discussion regarding an alternate access to the pool/clubhouse. He stated that this item was tabled from the previous meeting. Mr. Colflesh stated that at the end of the meeting the Board had received a proposal from Envera to relocate the electronics and they decided to table it to have time to review the proposal. Discussion ensued. Mr. Colflesh stated that the proposal from Big Dog Fence totaled \$2,060 and Envera System's proposal totaled \$4,785. Discussion ensued. Ms. Semple requested that Bob Irvine be able to address the Board. Mr. Irvine addressed the Board regarding Envera's proposal. Discussion ensued.

Mr. Huber stated that he would contact Envera to have them review their proposal and to have a representative at the Board's November meeting and he will also obtain more proposals from other fence companies. Discussion ensued. Mr. Osborn stated that he had concerns regarding how this might affect the ADA compliance requirements. Mr. Huber stated that he checked with David Click from RGA Group who stated that this change would not impact the installation of the pool chairlifts. Mr. Huber stated that he would follow-up with the Board's direction. Discussion ensued regarding whether the majority of the residents want the alternate access. Mr. Huber stated that the Board members could individually speak to the residents at large to get their opinions.

The Board tabled this item until their next meeting.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Trimming Back Tree at Hole #13

Mr. Colflesh stated the next item for discussion was the trimming back of the tree at Hole #13 on the golf course. He stated that Ms. Pounds made the request on behalf of the HOA. Ms. Pounds reviewed the location of the tree and the need for the trimming. She stated that she had contacted SWFWMD and received their approval and now is seeking the District's approval prior to the trimming of the tree. Mr. Colflesh gave a brief history on the issue.

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| <p>On a Motion by Mr. Osborn, seconded by Mr. Hicks, and followed by a vote of all in favor, the Board of Supervisors approved the trimming back of the tree at Hole #13 for line of sight vision for the Golf Course for The Groves Community Development District.</p> |
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NINTH ORDER OF BUSINESS

Landscape Discussion

Mr. Colflesh stated that the next item on the agenda was the landscape discussion. Mr. Huber stated that it was just a general overview regarding the landscape report to see if any of the Board members had any questions or comments. He stated that he had distributed NDL's most recent report regarding the landscape items that they have addressed. Mr. Colflesh reviewed NDL's landscape and irrigation report with the audience members. A brief discussion ensued.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that he had contacted attorney, Mark Spence and relayed the Board's actions to him as directed by the Board. He stated that he has heard nothing further.

B. District Engineer

Mr. Bell stated that in April he had performed a SWFWMD inspection of the drainage system. He stated that the District had received a letter of acceptance from SWFWMD. Mr. Bell stated that the next inspection will be in April of 2016. He reviewed what the inspection entails per Mr. Colflesh's request. Mr. Colflesh gave a brief history on the function of the drainage system.

Mr. Bell stated that Mr. Osborn had expressed concern regarding a sidewalk at the community entrance that doesn't connect to a path that FDOT had just installed. He stated that he contacted the project manager for FDOT and the project manager stated that they didn't connect it because it wasn't on their plans. Mr. Bell stated that unfortunately they had just finalized the project so they can't ask the contractor to go back and do it. He stated that he and Mr. Huber had met with the District Manger in the maintenance office for FDOT and it will be the responsibility of the District to put the sidewalk in but FDOT will not require any permitting. Mr. Bell sated that FDOT wants to be noticed 48 hours prior to the sidewalk being installed. He stated that he had a proposal from G.A. Nichols Company. Mr. Bell reviewed the need for the sidewalk and the proposal for the Board. He stated that he has asked G.A. Nichols for a split out cost so that the Board can choose what they want to do. Mr. Colflesh stated that the total cost of the proposal was \$4,510. Mr. Bell entertained the Board member's questions. He stated that the proposal could be broken out if the Board chooses just to do the work at the south side of the entrance. Mr. Bell recommended that the sidewalk on the south side be done. Mr. Colflesh stated that he would like to see the proposal broken out separately, one for the north side and one for the south side. Discussion ensued regarding reflectors on the south side of the entrance to show where the road ends.

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| <p>On a Motion by Mr. Osborn, seconded by Ms. Semple, and followed by a vote of four in favor, and one against (Michael Hicks) the Board of Supervisors approved G.A. Nichol's Proposal for sidewalk and curbing at the entrance (with revisions and added detail and not-to-exceed \$5,000) for The Groves Community Development District.</p> |
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C. Clubhouse Manager

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

D. District Manager

Mr. Huber stated that the next regularly scheduled meeting was November 1, 2011 at 10:00 a.m.

Mr. Huber stated that he has executed RGA Group's contract and he anticipates a representative attending the November meeting to give the Board an update.

Mr. Huber stated that he wanted to advise the Board that he had to send a letter to a non-resident regarding coming in the resident gate and striking the front gate barrier arm. He stated that this occurred on September 9th. Mr. Huber stated that he reviewed the video and this person was tailgating and ran into the barrier arm. He stated the estimate for the repairs was approximately \$330.00. He stated that the person responded to him stating that she would like to review the video and so he is going to set an appointment with her to meet and review the footage. Mr. Huber stated that he would update the Board afterwards. Discussion ensued.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Osborn stated that the new roof addition on the back of The Grill looks very good.

Mr. Tudela addressed the Board regarding his landscape issues. Discussion ensued.

The Board entertained audience comments and questions regarding sod replacement, the alternate access to the pool/clubhouse, moving the security cameras, sidewalk at the entrance, the cost of the reserve study, and Bob Irvine meeting with management and Envera regarding reviewing the alternate access revisions again.

Ms. Pounds addressed the Board regarding placing signage stating that The Groves is a member of the Audubon Society and asked for a copy of the insurance declaration page for the RV Storage Area.

Mr. Colflesh requested that NDL be instructed to dig up the common area by Mr. Tudela's and place Bahia sod to resolve the issue. Mr. Huber stated that he would talk to NDL and he would also contact K. Johnson regarding the area.

The Board continued to address audience comments and questions regarding an entrance and exit directly to The Grill from the parking lot and encouraging residents to plant other trees to replace the orange trees. The Board members stated that the residents would have to take responsibility for their care and removal if they don't survive.

No further Board action taken. Mr. Huber asked for a motion to adjourn the meeting.

TWELFTH ORDER OF BUSINESS

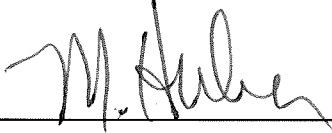
Adjournment

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

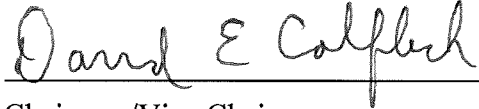
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On a Motion by Ms. Semple, seconded by Mr. Hicks, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 12:23 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman