

**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 1, 2012 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:

Dave Colflesh	<b>Board Supervisor, Chairman</b>
Jane Thompson	<b>Board Supervisor, Vice Chairman</b>
Don Osborn	<b>Board Supervisor, Assistant Secretary</b>
Sally Semple	<b>Board Supervisor, Assistant Secretary</b>
Mike Hicks	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
David Bell	<b>District Engineer, Landmark Engineering</b>
Kelly Evans	<b>Representative, Rizzetta Amenity Services</b>
Dawn Renner	<b>Clubhouse Manager</b>
John Faulkner	<b>Representative, Cornerstone</b>

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.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting held on April 3,  
2012**

Ms. Semple stated that she had not requested the invoice back-up to the operation and maintenance expenditures but instead had wanted the debit card replenishment breakout.

On a Motion by Ms. Semple, seconded by Ms. Thompson, 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 3, 2012 as presented for The Groves Community Development District.

**THIRD ORDER OF BUSINESS**

**Presentation of Operation and  
Maintenance Expenditures for March 2012**

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**

**Discussion Regarding Sharper Image**

The Board decided to address the pool issues at this point in the meeting. Mr. Colflesh asked Mr. Vericker to give some background information and an update on the legal issues regarding the pool. Mr. Vericker stated that Sharper Image prepared a proposal in which they agreed to repair the pool at no charge to the District with a one year warranty. He stated that they also agreed to maintain the ten year crack repair warranty. Mr. Vericker stated that the settlement proposal also includes a schedule which states if the Board approves the proposal today, they will start work tomorrow and have it completed by the end of the week and next week they would be filling the pool. He stated that hopefully they would have it ready and open by noon on Monday, May 14<sup>th</sup>. Mr. Vericker stated that he thought that the settlement was reasonable and with the time constraints and heading into swimming season that he would highly encourage the Board to approve it. He entertained the Board member's questions. Mr. Colflesh stated that at the April 17<sup>th</sup> meeting the Board agreed to have Terry Lambert, Aquatic Engineer, oversee the repairs being completed on the pool. He stated that Mr. Lambert has provided a list of specifications based on his expertise to District Management.

On a Motion by Mr. Osborn, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved Sharper Image's Settlement Proposal for the pool repairs (under the supervision of Terry Lambert) for The Groves Community Development District.

Discussion ensued regarding Terry Lambert overseeing the repairs of the pool. Mr. Vericker entertained the Board member's questions. He suggested that the Board continue today's meeting to next week in case the Board feels that more action might be needed if for some reason Sharper Image does not follow through on their obligations. Mr. Osborn stated that he would like to see proposals from other pool contractors at the continued meeting on May 8<sup>th</sup>.

On a Motion by Mr. Osborn, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors approved the continuation of the meeting to May 8, 2012 at 4:00 p.m. to further discuss the pool issues and review proposals for possible pool repair if needed for The Groves Community Development District.

On a Motion by Ms. Semple, seconded by Mr. Hicks and followed by a vote of all in favor, the Board of Supervisors approved the engagement of Terry Lambert, Aquatic Engineer to oversee the pool repairs being completed by Sharper Image (approximately \$2,500) and to work with District Staff on another plan of action should any problems arise with Sharper Image fulfilling their obligations for The Groves Community Development District.

Mr. Huber stated that he and Mr. Osborn had met with representatives from Withlacoochee River Electric Company "WREC" regarding an ongoing request by residents for lights around the pool. He reviewed the email response that he received from an engineering service technician at WREC who evaluated the property. Mr. Huber stated that the technician indicated that there is no access for power to run the lines in and around the pool to provide lighting for the pool. He stated that for them to access the electric they would have to bore down or ditch into the constructed roads and parking area and run power across the road to the pool. Mr. Huber stated that the expense would be overwhelming.

**FIFTH ORDER OF BUSINESS**

**Update on the Landscape Plan for the Main Entrance**

Mr. Colflesh stated he would like to address the landscape plan at this point in the meeting. He stated that at the April 3<sup>rd</sup> meeting the Board reviewed the landscaping proposals for the common areas. Mr. Colflesh stated that the Board approved Cornerstone's proposal for landscape maintenance. He stated that at the same meeting the Board directed District management and Mr. Hicks to work with Cornerstone on property to decide what the District can do with regard to the renovation between US 41 down to Melogold and around the various parts of the community where the orange trees have been removed. Mr. Colflesh stated that they also went to visit Cornerstone's Tree Farm on Friday.

Mr. Huber stated that representatives from Cornerstone Landscape were present to give the Board a presentation.

John Faulkner from Cornerstone reviewed his proposal for the landscape enhancements as follows:

- Option A: Front Entrance - \$24,633.00
- Option B: Guardhouse Area - \$18,190.00
- Option C: Melogold/Festive Groves Corners - \$6,800.00
- Option D: Marquee - \$3,995.00

Mr. Faulkner recommended going back to Bahia sod due to the watering restrictions. He stated that his proposal included the drip irrigation but not any sod. Mr. Faulkner and Mr. Huber entertained audience and Board member's comments and questions.

Mr. Hicks gave a review and his impressions of his visit to Cornerstone Tree Farm and his time spent working with Mr. Faulkner. Mr. Faulkner explained what areas his enhancement proposal covered. Mr. Colflesh stated that proposals would be coming for sod on Melogold Circle where some of the orange trees have been removed and weeds have taken over. Discussion ensued regarding the drip irrigation for the area and the monies allocated for landscape replacement. Mr. Huber stated that the District could do the enhancements in phases and budget for the remainder of them going forward or they could do the enhancements all at once. Discussion ensued. Mr. Osborn expressed his concerns regarding the \$50,000 expenditure and stated that he would like to table this item until next month's meeting for further discussion and resident input. Mr. Hicks stated that he has heard from the residents who want this project to proceed as soon as possible.

On a Motion by Ms. Semple, seconded by Ms. Thompson, and followed by a vote of four in favor and one opposed (Don Osborn), the Board of Supervisors approved Cornerstone's Enhancement Proposal (approximately \$54,000) as presented for The Groves Community Development District.

Mr. Huber stated that he would like to make the repairs to all the landscape uplighting and clean and paint the letters on the entry monuments prior to Cornerstone starting on the landscape enhancements. Mr. Faulkner stated that they could start removing plant material to make access easier for the work on the lighting and the monuments.

The Board opened the floor to audience comments regarding the landscape enhancements.

*(Mr. Faulkner left the meeting in progress)*

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Metcalf's Proposal for Ceiling Fans**

Mr. Huber stated that Metcalf Electric has provided a proposal for ceiling fans in the ballroom. Mr. Huber reviewed the proposal. He stated that the proposal was for a total of eleven fans for a total of \$3,670 installed. Discussion ensued. Mr. Osborn expressed concern about how the fans would affect the thermostats. He stated that he would like to see proposals for caged fans. Ms. Semple requested that this item be tabled until next month pending further review.

#### **SEVENTH ORDER OF BUSINESS**

#### **Update on The Groves Bridge Experiment**

Mr. Huber gave the Board a brief history on the bridge experiment. He stated that it was decided to install some synthetic decking in lieu of the wood weir decking on Bridge #13. Mr. Huber stated that he, Mr. Colflesh, and Mr. Renner met with Doug Hall from Warlick Hall Engineering to review the bridge. He stated that upon review of the experiment it was concluded that the synthetic decking was working better than the natural wood decking. Mr. Huber stated that Mr. Hall's recommendation was for the District to continue using the synthetic decking on future bridge repairs. He stated that Mr. Hall stated that it would be in the District's best interests to add the synthetic weir decking to the bridges that didn't already have it to extend their life span if it was financially feasible. Mr. Huber and Mr. Colflesh entertained the Board member's questions.

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Mr. Colflesh suggested doing the bridges on an as needed basis. Mr. Huber suggested replacing sections at a time at a cost of approximately \$400.00 a section. Discussion ensued. Mr. Huber stated that he was waiting on a proposal for ongoing maintenance.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker gave his report earlier in the meeting.

B. District Engineer

Mr. Bell stated that GA Nichols have scheduled the sidewalk repairs on Cleopatra to start May 21<sup>st</sup>. Mr. Huber reminded Ms. Pounds and Ms. Renner to notify the affected residents. Mr. Bell stated that he will see that the sidewalk is closed off for the resident's safety.

Mr. Colflesh stated that with the reclaimed water coming he would suggest that a filter be installed in the pump house for the prevention of construction dirt and debris. He instructed Mr. Bell to investigate options for a screen or filter. Mr. Bell stated that last month SWFWMD approved the application for a grant from Pasco County and it goes before the SWFWMD Board in June for approval and then those monies would be allocated for the 2013 fiscal year. Mr. Bell entertained the Board member's questions.

C. Clubhouse Manager

Ms. Renner gave the Board an update on the pool furniture. She stated that she has had to discard sixteen of the chaise lounges by the pool due them being broken. Ms. Renner reviewed proposals for the chair replacements. Discussion ensued. Mr. Huber suggested that the Supervisors meet individually with Ms. Renner to discuss.

Ms. Renner gave the Board an update on completed and ongoing items for the Board.

D. District Manager

Mr. Huber stated that the next regularly scheduled meeting was June 5, 2012 at 6:30 p.m. and the Board would be approving the proposed budget at this meeting.

Mr. Huber announced that there were 1,103 registered voters in The Groves as of April 15, 2012.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Huber asked if there were any Supervisor requests. Mr. Osborn suggested that the District sponsor an ice cream social or some type of event for the re-opening of the pool. He asked if the District could make a donation to the Social Club. Mr. Huber stated that he thought that something could be worked out through Ms. Evans and Ms. Renner.

Mr. Osborn stated that he has a concern about the Board meeting only once a month. He stated that he would like the Board to meet twice a month with the Board deciding at the first meeting of the month if they wanted to cancel the second meeting of the month. Mr. Huber stated that the Board could consider advertising for twenty-four meetings a year when they adopt their 2012/2013 Fiscal Year meeting schedule. Mr. Osborn asked if the District has experienced any losses due to tax collections. Mr. Huber stated that the District has not experienced any losses. He reviewed the process of the tax certificates being sold. Mr. Osborn reminded the residents about Board seats being open for the November election. Mr. Huber suggested that anyone interested go to the website pascovotes.com as they provide a wealth of information or they can visit the office on US 41.

The Board entertained audience comments regarding the pool chairs and discussion ensued.

On a Motion by Ms. Semple, seconded by Ms. Thomson, and followed by a vote of all in favor, the Board of Supervisors authorized District Management to purchase twelve new pool chairs (not-to-exceed \$3,300.00) for The Groves Community Development District.

Ms. Pounds suggested that District staff coordinate with herself and the Pro Shop when the society garage is pulled out and ready to be relocated to the golf course. Ms. Pounds asked if the District would be coming to the HOA for a cost sharing agreement regarding the reclaimed water. She stated that she was asking so that she could be prepared and have it included in the HOA's budget. Discussion ensued. Mr. Huber stated that some preliminary costs be put together for discussion at the June 5th meeting.

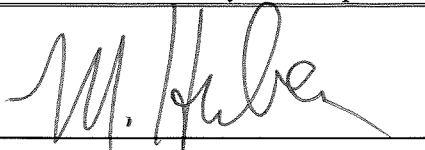
The Board continued to entertain audience comments and questions with no further Board action taken.

Mr. Huber stated that there was no further business to come before the Board and asked for a motion to continue the meeting.

**TENTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Mr. Osborn, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors continued the meeting to May 8, 2012 at 4:00 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman