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**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 **continued** meeting of the Board of Supervisors of The Groves Community Development District was held on **Tuesday, May 8, 2012 at 4:00 p.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>
Brady Lefere	<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, Inc.</b>
Dawn Renner	<b>Clubhouse Manager</b>
Terry Lambert	<b>Representative, Structured Engineering</b>
Mark Whitaker	<b>Representative, Cornerstone Solutions Group</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.

Mr. Colflesh asked the Supervisors if they had any additional items for the agenda. Mr. Osborn stated that he had an additional item for discussion.

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**SECOND ORDER OF BUSINESS**

**Discussion Regarding Pool Status/Issues**

Mr. Huber stated that Terry Lambert has been reviewing the ongoing process of Sharper Image's repairs and had submitted two reports on May 7<sup>th</sup>. Mr. Lambert briefly reviewed his reports for the Board. He stated that he had also submitted a proposal for a chemical treatment system. Mr. Huber stated that the proposal was handed out under separate cover and it was from Florida Pool Inspectors, Inc. Mr. Lambert reviewed the proposal for the Board. He stated that the proposal was to upgrade the chemical treatment system to help to protect the new surface on the pool as well as maintain and prevent overdosing of the saltwater. Mr. Lambert explained how the treatment system works. He stated that the salt system cannot be used for the first 60 days after the repairs have been completed. Mr. Lambert entertained the Board member's questions.

On a Motion by Mr. Osborn, seconded by Ms. Semple, and followed by a vote of all in favor, the Board approved the Proposal from Florida Pool Inspectors, Inc. to upgrade the chemical treatment system for the pool (\$8,070.78) as presented for The Groves Community Development District.

Mr. Lambert entertained audience member's questions.

Mr. Colflesh asked if any of the Board members had any additional items to add to the agenda. Mr. Osborn stated that he would like to explain his reason for asking for a vote delay at the last meeting. He reviewed his reasons for voting against approving Cornerstone's proposal for landscape improvements. Mr. Osborn read off a list of questions he had regarding the proposal. He distributed and reviewed a handout for the Board and audience members. Mr. Osborn stated that a piece of the property in Cornerstone's proposal to be enhanced is owned by the HOA. He stated that since the land is not owned by the District they should not spend any monies enhancing it. Mr. Osborn stated that he needed more information before he agreed to spend \$50,000. He stated that he felt it was illegal to sign a contract to develop private property with public funds. Mr. Osborn stated that he has contacted District Management, District Engineer, and District Counsel regarding the issue. He asked for a motion to reconsider the motion that was made at the previous meeting for the landscape improvements. Mr. Huber asked for a second to the motion. There was no second and therefore the motion failed.

Mr. Huber responded to each of Mr. Osborn's written questions regarding the proposal for landscape enhancements. He addressed Mr. Osborn's concern regarding who owns the property. Mr. Huber stated that it was his understanding that the monuments were intended to be deeded over to the District. Donna Pounds confirmed that the HOA has never maintained the monuments and do not intend to maintain the monuments. Mr. Huber asked Ms. Pounds if the HOA would have an issue entering into an agreement for the District to maintain the monuments. She stated that that the HOA would not. Mr. Huber stated that it was his understanding that the developer built the monuments with the intention of conveying them to the District. He stated that he has construction documents that back this up.

Mr. Huber stated that if there was a platting or permitting issue that caused the monuments to not be conveyed to the District that District Counsel or District Engineer could address it. Mr. Vericker stated that if the HOA is interested in conveying the small piece of property they could do a quit claim deed. He stated that it is a fairly common occurrence and the developer doesn't always pay attention to some of the smaller parcels particularly for monument signs. Mr. Vericker stated that there have been other instances where an HOA has deeded a monument sign to a District as it makes more sense for the District to maintain the monuments. He stated that it is at the discretion of the HOA. Mr. Vericker entertained Board member's questions. Discussion ensued. Mr. Osborn again made a motion to rescind the action of the Board on the approval of Cornerstone's proposal for the landscape improvements. Mr. Huber asked if there was a second to Mr. Osborn's motion. There was no second and therefore the motion failed.

Mr. Hicks addressed the audience with his comments on the improvements. Ms. Semple made a motion to direct District Counsel to draft a Quit Claim Deed for the area owned by the HOA. Mr. Vericker stated that he would need District Engineer to prepare a legal description for the Quit Claim Deed.

On a Motion by Ms. Semple, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board directed District Counsel to prepare a Quit Claim Deed for area at the main entrance currently owned by the HOA for The Groves Community Development District.

Ms. Semple addressed the audience with her comments. Mr. Colflesh addressed the audience and gave a history of the issues with the orange trees and their subsequent removal and the reasons behind the landscape improvements at the main entrance.

Ms. Semple suggested to the residents who want to help with the improvements on Melogold Circle to adopt-a-pod. She stated that the residents would not be responsible for the watering as there will be drip irrigation installed. Discussion ensued on the importance of the front entrance improvements versus Melogold Circle improvements.

Ms. Thomson expressed her opinions on the landscape improvements. Mr. Colflesh asked Mark Whitaker, Landscape Architect from Cornerstone to address some of the landscape concerns that were expressed regarding the plants at the front entrance. Mr. Whitaker addressed the audience. Discussion ensued regarding the budgeted amount for landscape improvements and the enhancements needed on Melogold Circle.

Mr. Osborn stated that he did not intend to run for a seat on the Board at the upcoming election and suggested that other residents run for his vacant set.

Mr. Osborn stated that in March the Board members had discussed Cleopatra Drive and the area that was sliding into the ditch. He stated that barricading the area was discussed. Mr. Osborn stated that it was also discussed at the meetings in April and May and the area is still not barricaded. He stated that it is a safety hazard and the barricades should be in place. Mr. Colflesh stated that at the last meeting the Board had agreed to fund the project on Cleopatra Drive.

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Mr. Hicks addressed the audience members regarding the improvements on Melogold Circle. Discussion ensued regarding the Adopt-a-Tree program and resident's donations.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Vericker stated that he would need the HOA to approve and execute the Quit Claim Deed to convey the property to the District. Ms. Pounds stated that she could have the HOA's attorney review it and then she could present it at the HOA's meeting on May 23<sup>rd</sup>.
- B. District Engineer  
Mr. Bell stated that he had been working with Mr. Vericker on the Quit Claim Deed for the front entrance and he should have the legal description ready in the next day or two.
- C. Clubhouse Manager  
No report.
- D. District Manager  
Mr. Huber stated that the next meeting is scheduled for June 5, 2012.

**FOURTH ORDER OF BUSINESS**

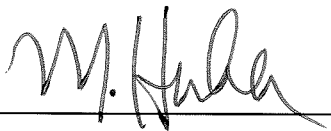
**Supervisor Requests and Audience Comments**

Supervisor requests were addressed earlier in the meeting. The Board entertained audience member's comments with no further Board action taken.

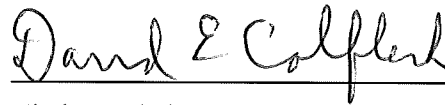
**FIFTH ORDER OF BUSINESS**

**Adjournment**

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 5:35 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman