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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 regular meeting of the Board of Supervisors of The Groves Community Development District was held on **Tuesday, June 5, 2012 at 6:29 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>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
David Bell	<b>District Engineer, Landmark Engineering</b>
Dawn Renner	<b>Clubhouse Manager</b>
Rene Firth	<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. He asked the Supervisors if they had any items to add to the agenda. Mr. Osborn stated that he did.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Special Meeting held on April 17, 2012**

On a Motion by Ms. Semple, seconded by Mr. Osborn, and followed by a vote of all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' special meeting held on April 17, 2012 as presented for The Groves Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on May 1, 2012**

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 minutes of the Board of Supervisors' meeting held on May 1, 2012 as presented for The Groves Community Development District.

**FOURTH ORDER OF BUSINESS**

**Presentation of Operation and Maintenance Expenditures for April 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.

**FIFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2012/2013 Proposed Budget**

Mr. Huber presented the proposed budget for Fiscal Year 2012/2013. He stated that there was no increase from last year's budget of \$1,211,066. Mr. Huber reviewed the changes in the line items of the budget. He entertained the Board member's questions. Discussion ensued.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2012-02, Approving Proposed Budget for Fiscal Year 2012/2013 and Setting Date, Time, and Location for the Public Hearing on the Final Budget**

Mr. Huber reviewed Resolution 2012-02, Approving Proposed Budget for Fiscal Year 2012/2013 and Setting Date, Time, and Location for the Public Hearing on the Final Budget.

On a Motion by Ms. Thompson, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved Resolution 2012-02, Approving Proposed Budget for Fiscal Year 2012/2013 (\$1,211,066) and Setting Date, Time, and Location for the Public Hearing on the Final Budget (August 7, 2012 at 6:30 p.m. at The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL 34637) as presented for The Groves Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals from Cornerstone**

Mr. Colflesh stated the District has requested and received proposals for landscape improvements throughout the community. He stated that the total for the landscape proposals was approximately \$76,330.46 plus irrigation costs that will have to be determined.

Mr. Colflesh suggested that each Supervisor meet onsite with management and Cornerstone independently to review and discuss each of the proposals. He stated that they could then come back to the Board at the next meeting with recommendations and comments. Discussion ensued regarding holding a public meeting where the Board members and residents walk the property together with Cornerstone to observe the areas. Mr. Vericker stated that he had some concerns. He stated that he didn't think it was a good idea and that there may be some logistical issues. Discussion ensued. Ms. Semple suggested that Supervisors meet with Ms. Renner and she could show them on a map the areas that Cornerstone submitted the proposals for landscape improvements. Mr. Hicks requested that the Board discuss and approve the proposal for the sod installation on Melogold Circle as the residents really want this done as soon as possible. Mr. Colflesh reviewed the sod installation proposal for the Board and audience. Mr. Huber suggested if the Board approved the proposal that they wait for the installation until the end of this month or the beginning of next month so that rainy season will have started.

Rene Firth from Cornerstone entertained the Board member's questions regarding modifications to the irrigation. Mr. Osborn stated that he thinks that a Master Plan needs to be developed for the landscape improvements. Discussion ensued. Mr. Hicks stated that he felt that the District had a Master Plan in place with the drawings and specifications with the types of trees that can be used. Discussion continued.

On a Motion by Mr. Huber, seconded by Mr. Colflesh, and followed by a vote of four in favor and one opposed (Don Osborn), the Board of Supervisors approved Proposal #G-17 from Cornerstone (\$10,775.00) for sod installation on Melogold Circle (to commence on June 30, 2012) for The Groves Community Development District.

The Board directed Ms. Firth to inspect the irrigation at the areas where the sod was going to be installed. The Board tabled the remaining landscape improvement proposals until the next meeting for further review. Discussion ensued regarding the installation of irrigation in areas where it doesn't presently exist.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Vericker gave the Board an update on the status of the pool repairs. He stated that they have been completed and the pool is now open.

Mr. Vericker stated that he had followed up with the HOA regarding the monument sign area. He stated that Mr. Bell had prepared a legal description. Mr. Vericker stated that he had reviewed it with the HOA's attorney and it is very difficult for them to convey a parcel to the District. He stated that after discussion, the HOA's attorney stated that the HOA could grant the District an easement over that particular parcel. Mr. Vericker stated that it is a very common thing to do. He stated that he drafted an easement document and the HOA's Board approved it. Mr. Vericker stated that the next step would be for the Board to accept it and then they can begin maintenance in the monument signage area. He stated that he would need to send the easement to Pasco County to be recorded.

Mr. Vericker and Mr. Huber entertained Mr. Osborn's questions. Mr. Colflesh reviewed the Grant of Easement for the audience members.

On a Motion by Ms. Semple, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors accepted the Grant of Easement from the HOA for the Monument Signage area and directed District Counsel to record the documents with Pasco County for The Groves Community Development District.

Mr. Osborn suggested an additional Grant of Easement for the other area near the golf cart path on hole #10. Discussion ensued. Mr. Colflesh directed Mr. Bell to prepare a legal description for this area.

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 request for an additional Grant of Easement near the Golf Cart Path on hole #10 for The Groves Community Development District.

Mr. Colflesh stated that there are various tracts of land owned by the HOA sandwiched in between property owned by the District and over the years the HOA has paid over \$8,000 in real estate taxes for these areas. Discussion ensued. Mr. Colflesh stated that he would measure off the properties involved and determine the number of tax dollars involved and present it to the HOA for their Board members to discuss. He stated that the property appraiser would have to come out and reassess in order to have the accurate numbers.

B. District Engineer

Mr. Bell gave the Board an update on the Cleopatra Drive cul-de-sac sidewalk repairs. He stated that the curb and sidewalk repairs have been completed.

Mr. Bell updated the Board on the reclaimed water project. He stated that he believes the funding agreement has been approved by SWFWMD. Mr. Bell stated that it looks like they are targeting 2013 as the construction start date. He entertained the Board member's questions.

C. Clubhouse Manager

Ms. Renner reviewed her monthly report for the Board. She 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 July 3, 2012 at 6:30 p.m.

Mr. Huber stated that it had been brought to his attention that there was a need to replace the 10 hp pool pump. He reviewed the proposal for the Board.

On a Motion by Mr. Osborn, seconded by Mr. Hicks, and followed by a vote of all in favor, the Board of Supervisors approved Suncoast Pool Service's Proposal for a 10 hp pool pump (\$6,800) as presented for The Groves Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Huber asked if there were any Supervisor requests. Mr. Osborn asked for an update on the ceiling fans for the ballroom. Mr. Huber stated that he had additional proposals and that he did not put them on tonight's agenda so that the Board could discuss the proposed budget. He stated that the new proposals he received were just as expensive as the other one that the Board reviewed previously. Mr. Huber stated that the Board could have further discussion on this item at their next meeting.

Mr. Osborn stated that there had been previous discussion regarding removing the lights in the monument signage area before beginning the planting and he noticed that they are still there. Mr. Huber stated that they are in a hold pattern until receipt of the easement and there would be some expenses to repair and upgrade the lighting. He stated that he is collecting proposals to bring back to the Board. Mr. Osborn asked Mr. Huber if he could look into the cost of aiming a light across the lake to shine on the Groves logo that the golf course installed.

Mr. Osborn asked what the maintenance plan was for the bridges in the community. Mr. Colflesh briefly reviewed the recommendations for the bridges that were discussed at the last meeting. Discussion ensued regarding the maintenance of the bridges. Mr. Huber stated that Doug Hall was working on a revised maintenance plan. Mr. Osborn stated that he would like to have it for the July meeting. Mr. Huber stated that he would check with Mr. Hall. Discussion ensued regarding the repairs and costs for the weir decking. Mr. Colflesh stated that Ms. Renner had ordered three more sections of the weir decking and will have onsite staff replace the Boards. Mr. Osborn stated that he would like the Board members to take a look at the bridges and have further discussion on them at the next meeting.

Mr. Osborn stated that there have been some issues with the sidewalks on Melogold circle. He stated that he had met with Mr. Huber several months ago and they talked about other sidewalks in the community. Mr. Osborn stated that since that time the sidewalks have had more settling and in some areas the sidewalks meet the concrete around the storm drains with a two inch difference in elevation. He stated that he would like District management to review all of the community's sidewalks and come back to the Board with recommendations to eliminate possible safety hazards. Mr. Huber stated that District Management is not a District Engineer. Mr. Osborn stated that maybe District Engineer could look at the sidewalks then. Mr. Huber stated that he could have Mr. Bell review all of the public sidewalks. He stated that he would check with him to see how soon he could work on this request.

Mr. Osborn stated that he thought the Board should have the ability to meet twice a month. Mr. Huber stated that the Board typically adopts it's new fiscal year meeting schedule at the same time that they adopt their final budget and the Board could discuss it then.

Mr. Osborn stated that his last item was concerning a resident that is claiming that the District owns a portion of their property. He stated that he would like District Counsel to meet with this resident or other residents who think this and see if there can be some sort of resolution such as a Quit Claim Deed. Mr. Vericker addressed this item. He stated that the issue has been going on for quite some time now. Mr. Vericker explained that when any community is formed in any Florida county there is a plat filed and on it are certain requirements such as drainage easements, wetland conservation areas, etc. He stated that for the last year and a half the wetland conservation area has been under particular scrutiny that was required by SWFWMD as part of the development. Mr. Vericker stated that SWFWMD sent a letter in the fall of 2010 stating that certain activities were going on that shouldn't have been. He stated that in addition SWFWMD requires the HOA deed restrictions to be a part of the plat. Mr. Vericker stated that he has conveyed this information to interested parties in the community. He stated that the District does not have the power to release those statutory permitted conservation areas. Mr. Vericker stated that if the Board directs him to he can make contact with those individuals again and tell them that there is nothing that the Board can do to unilaterally release those easements. He entertained Mr. Osborn's questions. Mr. Vericker stated that the District does not own any of the resident's land. He stated that the properties are subject to an easement. Mr. Vericker stated that if you look at a survey you will see that there are easements going up and down everyone's lots for utilities, drainage, etc. He stated that the residents still own the underlying property. Discussion ensued. Mr. Colflesh stated that there are easements on residential properties that are subject to Florida Statutes, SWFWMD Regulations, County Ordinances, and HOA Covenants.

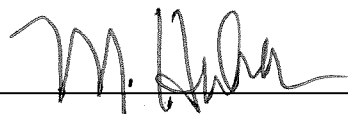
The Board entertained audience comments and questions with no further Board action taken.

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

**TENTH 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 8:19 p.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman