

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, September 4, 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	Board Supervisor, Chairman
Jane Thompson	Board Supervisor, Vice Chairman
Sally Semple	Board Supervisor, Assistant Secretary
Mike Hicks	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
David Bell	District Engineer, Landmark Engineering
Dawn Renner	Clubhouse Manager
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. There were none.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Continued Meeting held on
August 7, 2012**

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 August 7, 2012 as presented for The Groves Community Development District.

THIRD ORDER OF BUSINESS

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

The Board of Supervisors reviewed the expenditures and a brief discussion ensued regarding the invoice for setting up a new email system. It was noted that the new system will provide for a more efficient means of communication with the residents. Mr. Colflesh accepted the expenditures as presented.

.Ms. Thompson clarified for the members of the audience that Staff had responded to Mr. Osborn's question last month relating to the invoice for the front entrance confirming that the amount approved was the amount that was actually paid for the work.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Natural Design
Invoices**

Mr. Huber stated that the District has received notice from Natural Design relative to payment that was withheld for either work not completed or damages. Mr. Vericker recommended that Mr. Huber provide a listing of items that the District feels were not completed according to their contract to justify the amount of funds that have been withheld. He reviewed the process that Natural Design could follow should they not agree with the documentation that is provided to them; including the possibility of taking the District to Court. Mr. Huber confirmed that he has documentation verifying the work that was not completed satisfactorily to justify the payment amount that was withheld. He emphasized that he is not questioning whether the work outlined on the invoices attached to the letter was completed; only that the amount of money owed the District is roughly equivalent to the amount of those invoices.

A brief discussion ensued regarding the lien notice that was also attached to the letter. Mr. Vericker stated that he has contacted the attorney and informed him that liens can not be attached to public property.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Window
Shades for Card and Exercise Rooms**

Ms. Renner informed the Board that the shades in the card room and exercise room are deteriorating and can not be fixed. She stated that she obtained pricing for the same style and color blinds as the ones currently in place and will be replacing them on an as needed basis, noting that the new ones are actually a better quality than the original ones that were installed. Ms. Renner confirmed that the ones in the meeting room would be also be replaced when it becomes necessary. A brief discussion ensued regarding whether the invoice for the blinds should be paid out of the reserve fund or the O&M account. It was noted that the blinds were included for replacement out of the reserve account; however there is funding available from the O&M account at this time. A recommendation was made that the invoices be paid from the O&M account and the funds left in the reserve account for future items. The Board concurred.

SIXTH ORDER OF BUSINESS

**Consideration of Systematic Services and
WescoTurf's Proposals**

Mr. Colflesh explained that Systematic Services is the firm that maintains the two irrigation pumps for the golf course, common properties and 285 homes that are irrigated by the HOA. Ms. Renner reviewed the various quotes from Systematic Services, stating that Systematic Services provided three options. The first being the installation of a beacon light that would display whenever a safety fault occurs and stay lit until the issue has been corrected. Option B is for a real time monitoring system that would allow staff to monitor the water usage and efficiency of the pumps at any time from the office and Option C is for a weekly monitoring system that would be completed by the vendor. Mr. Colflesh suggested that the Board hold off making a decision on these proposals until all of the related irrigation proposals have been presented.

Ms. Renner reviewed the proposal from WescoTurf for a new irrigation system, stating that she would like to hold off on making any decision at this time as she still has some questions for them. A brief discussion ensued regarding whether it would be better to hold off on making a decision on this matter until it has been determined what the needs of the District will be once the reclaimed water system is in place. A recommendation was made that management provide a breakdown of what it is going to cost both the HOA and CDD to meet the irrigation needs of the community within the new guidelines provided by SWFWMD and a plan devised before any decision is made. The Board concurred and Mr. Huber stated that he would provide an outline to the Board at the next meeting. A request was made that a beacon light be installed at this time.

On a Motion by Mr. Hicks, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors approved proposal #72103 in the amount of \$980 and authorized management to request cost sharing with the HOA for The Groves Community Development District.

Mr. Huber recommended that the District take advantage of the County's offer to hold an informational session regarding the benefits of and issues with utilizing reclaimed water.

Mr. Bell reviewed the current timeline for the County project, stating that the project has been approved for the next fiscal year with design scheduled for the first of the year and construction beginning a year from now. A brief discussion ensued regarding whether the District is going to have the ability to fill the new pond from the well when water levels drop too low. Mr. Bell stated that he would address this matter with the County and suggest designing an automatic system to handle the switch. Funding for that portion of the project was also discussed.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Sidewalk
Repairs**

Mr. Huber stated that at the direction of the Board Mr. Bell completed an inspection of the sidewalks.

Mr. Bell provided a brief overview of the report stating that the issue is not atypical to what is being seen in other communities, explaining that any time there are sidewalks connected to storm inlets there is apt to be a separation due to settlement occurring and this can create a trip hazard. He stated the sidewalks on Melogold were addressed earlier this year, so his inspection did not encompass that street. Mr. Bell stated that he has asked G.A Nichols and Cornerstone to price out what it would cost to correct all 88 of the identified areas, as well as phasing the repairs based on the worst 7 areas being completed now and the remainder being phased in. G.A. Nichols provided a cost to repair everything at once at a cost of \$220.00 an inlet and he has asked them to provide a revised bid that phases in the repairs. Cornerstone submitted a proposal for the 7 worst case scenarios at a cost of \$792.00 per inlet, but did not address the remaining minor issues. It was stated that it this time the proposals are not apples to apples and therefore should be tabled until they have all of the information. The Board concurred. The Board indicated that it would like a third quote. Mr. Bell stated that he would like to see pricing on the worst seven areas as well as the next ten that he thinks should be done sooner than later.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Cost Analysis for
Pool –Saltwater Versus Chlorine**

Ms. Renner explained that the current pool maintenance firm raised the question of whether the District wants to proceed with converting the pool back to a salt system now that the initial 60 day waiting period has ended giving the new pool sufficient time to seal.. She stated that he raised the question because there is some cost involved in making the conversion (roughly \$1,500) and the new pool has a state of the art chlorination system. Ms. Renner stated that her research indicates that a salt system is better over the long term as it is more cost effective and healthier for the residents. She noted that there is always a back up chlorination system in use in a saltwater system. Following a brief discussion, the Board authorized Staff to discuss the matter with the pool engineer and proceed with the conversion.

On a Motion by Ms. Semple, seconded by Mr. Hicks, and followed by a vote of all in favor, the Board of Supervisors authorized Staff to discuss the conversion of the pool to a saltwater system with the pool engineer and proceed with the conversion for The Groves Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report
- B. District Engineer
Mr. Bell stated that he met with Staff relating to the North Basin drainage system flooding issues.

Mr. Bell stated that his inspection indicated that there were some issues with varying water depths and he contacted GA Nichols to clean out a few of the control structures and cut some ditches between the wetlands to ensure that the water was flowing properly.

Ms. Renner stated that she obtained a proposal from Cornerstone to clean up the vegetation around the weirs in the amount of \$2,476.00 as both a preventive measure and for ease of future inspections. She noted that the HOA has agreed to fund the three large ones along the golf course, as well as the one between holes one and two. Mr. Bell indicated that while there is no requirement for this type of cleanout, it would be beneficial. Mr. Huber stated that he would like to see the work completed but would also be looking to Cornerstone to maintain the area so that this extensive a clean up is not needed again.

On a Motion by Mr. Hicks, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved the proposal from Cornerstone to clean up around the weir structures as discussed The Groves Community Development District.

C. Clubhouse Manager

Ms. Renner asked if there were any questions relating to her monthly report. There were none. She did note a few maintenance items that were addressed over the weekend, as well as steps that were taken in preparation of Hurricane Isaac.

Ms. Renner stated that there is a small section at the tip of the guard house that was inadvertently missed during the installation of the annual flowers. She stated that she asked for a proposal to install grass and bark in the area at a cost of \$446, explaining that it would be cost prohibitive to have them install annuals three times a year given the District's budget for annuals. It was noted that the Board did not have a copy of that proposal. No Board action was taken.

Ms. Renner reviewed the proposal to install sod in the rings where nine orange trees were removed totaling \$250. The following Board action was taken:

On a Motion by Mr. Hicks, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors approved the proposal from Cornerstone totaling \$250 to install sod where nine orange trees were removed for The Groves Community Development District.

It was noted that there will be additional orange trees that will most likely need to be removed next year.

A brief discussion ensued regarding proposals from Fitness logic. The first being to rebuild the elliptical machine at a cost \$770, and the second to purchase a four-year old reconditioned machine at \$1,895. She noted that the machine is 12 years old and confirmed that there is no warranty on the repairs; however, the reconditioned machine comes with the same warranty as a new machine.

On a Motion by Ms. Thompson, seconded by Mr. Hicks, and followed by a vote of all in favor, the Board of Supervisors approved the proposal # 15889 in the amount of \$1,895 from Fitness Logic for a reconditioned elliptical machine for The Groves Community Development District.

Ms. Renner stated that the Red Cross has asked for a resident volunteer to assist with the blood drive and asked that anyone interested in assisting please contact her.

D. District Manager

Mr. Huber informed the Board that he has accepted a position in the Tampa office and will no longer be serving as District Manager. He stated that Scott Brizendine, who has seven years of experience, will be taking over as District Manager. Mr. Colflesh stated that Mr. Brizendine served as District Manager earlier in the District's history and is familiar with the District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests put forward.

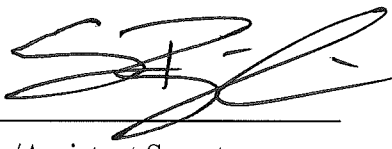
The Board entertained comments from the audience members questioning the need to replace the elliptical given its limited use. No Board action was taken.

Mr. Colflesh asked for a motion to adjourn the meeting.

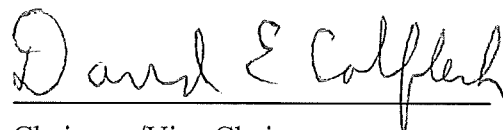
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Semple, seconded by Ms. Thompson, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 11:27 a.m. for The Groves Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman