
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, January 8, 2013 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
Sally Semple	Board Supervisor, Vice Chairman
Bill Boutin	Board Supervisor, Assistant Secretary
Mike Hicks	Board Supervisor, Assistant Secretary
Steve Simon	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
David Bell	District Engineer, Landmark Engineering
Dawn Renner	Operations Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Colflesh called the meeting to order and Mr. Brizendine 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 items to add to the agenda and nothing was brought forward at this time.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 4, 2012

On a Motion by Ms. Semple, seconded by Mr. Boutin, and followed by a vote of all in favor, the Board of Supervisors' approved the minutes of the meeting held on December 4, 2012 as presented for The Groves Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Colflesh asked if there were comments on any of the expenditures and Mr. Simon asked that the record reflect that he was not serving on the Board at the time the expenditures were made. Mr. Colflesh asked that the November expenditures totaling \$48,499.31 be noted as received and filed.

FOURTH ORDER OF BUSINESS

**Consideration of Scheduling New Board
Member Orientation**

Mr. Colflesh stated that in the past Management has conducted an orientation meeting for new Supervisors to review the duties and responsibilities of the Board and he has found them to be very useful. Mr. Brizendine explained that the orientation would review the items included on the disc provided to the new Supervisors, as well as a review the District's history, resolutions, and contracts. He stated that this could be done on a one-on-one basis or as a workshop. The workshop would need to be advertised. Following a brief discussion, it was decided that Supervisors would schedule one on one meetings with management rather than scheduling a workshop.

FIFTH ORDER OF BUSINESS

Review of Bridge Inspection Report

Mr. Brizendine stated that Stantec was unable to attend today's meeting but their report can be found behind tab three of the agenda packet. He touched briefly on the report and the walk through that he and Mr. Boutin went on with the bridge engineer, noting the number of deck boards that need to be replaced and the recommended maintenance program that would extend the life of the bridges. He stated that he obtained pricing from York Bridge Concepts for the sealer and polymer that was recommended, explaining that the product has a one year warranty if applied by them and nothing if applied by anyone else. Mr. Brizendine stated that York also provided pricing to repair the deck boards. A brief discussion ensued regarding the cost disparity between the proposal and the monies spent on repairs at bridge five a couple of years ago, as well as the four options recommended by Stantec.

Mr. Boutin presented a report that he prepared based on the report by Stantec and conversations during the walk through. He noted that the bridges are certified to last three to five years if nothing is done or twenty to thirty years if the recommended corrective actions are taken. He explained that the estimated cost for all of the proposed repairs range from \$200,000 to \$250,000 if completed by outside firms and substantially less if completed by resident volunteers. Mr. Boutin provided pictures of the various bridges, noting that bridges four, five, and six are the most urgent concerns as they represent tripping hazards. Mr. Hicks stated that he has been contacted by residents interested in helping with this project and Mr. Boutin stated that he has been as well. A lengthy discussion ensued regarding the recommendations made, options for residents to do all of the work or just a portion of the work, the possibility that some of the boards may not need to be replaced but merely flipped, the need for the District Engineer to have oversight of volunteer work, whether or not to remove the wear decking that was installed on bridge six, installing signage on the fishing pier warning of tripping hazards and closing the conservation bridge until the repairs are completed. The following Board actions were taken:

On a Motion by Mr. Colflesh, seconded by Mr. Boutin, and followed by a vote of all in favor, the Board of Supervisors' approved the removal of the wear decking on bridge six by resident volunteers for The Groves Community Development District.

Mr. Boutin volunteered to coordinate the volunteer effort and it was agreed that a notice should be placed on the television channel and included in the next newsletter asking for interested volunteers.

On a Motion by Mr. Colflesh, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors' authorized Staff to post signage on the fishing bridge regarding the existence of tripping hazards and closing the bridge in the conservation area for The Groves Community Development District.

On a Motion by Mr. Boutin, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors' approved a not-to-exceed amount of \$5,000 for materials to be used on bridge six repairs for The Groves Community Development District.

It was noted that further discussion would be held next month when Stantec is available to answer questions.

SIXTH ORDER OF BUSINESS

Discussion Regarding Pool Lift Options

Mr. Colflesh provided a brief synopsis of the events leading up to the current discussion on which pool lift should be installed by the District. Mr. Hicks stated that his site visits and conversations with clubhouse managers led him to believe that whichever lift the Board decides to go with will be problematic as the battery packs have to be taken in every night and they have to be covered to prevent children from climbing on them. Mr. Hicks recommended going with a portable unit that can be moved back and forth between the pool and the spa. Mr. Bell stated that portable units do not meet current ADA requirements.

Varying opinions were expressed regarding the best way to proceed based on information garnered by Supervisors on the topic. District Counsel stated that he doubted the District would ever hear back from the Department of Justice if they were to submit any type of request for an exemption and his legal advice would be just to comply with the law.

On a Motion by Mr. Simon, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors requested that District Management send a letter to the Department of Justice requesting an exemption for the District for one if not two of the mandated lifts as part of its implementation plan for The Groves Community Development District.

Discussion ensued regarding whether the District should go with the lift that has been permitted or choose one of the other options that would require a permit modification. Mr. Boutin expressed concern with holding off on a decision until the DOJ responds to its request as there are residents who would benefit from the installation of a pool lift. He did indicate that he would like to have information regarding expected maintenance costs for the various options and the amount of training that will be needed, as well as the impact on Staffing if any.

On a Motion by Ms. Semple, seconded by Mr. Simon, and followed by a vote of all in favor, the Board of Supervisors' tabled the discussion regarding pool lift options until next month for The Groves Community Development District.

SEVENTH ORDER OF BUSINESS

**Further Discussion on Fencing
Configuration between the Pool and The
Groves Grill**

Ms. Renner provided the pricing information that she obtained from Envera, noting that the estimate will increase as an additional twelve foot pole will need to be installed with a motion detector. She stated that she met with one fencing company, who informed her that they can not give her an estimate without a copy of the pool as-builts showing the location of utility lines. She does have appointments with two other firms this week, but anticipates that they will have the same concern. Mr. Bell stated that pool as-builts are not required by the County and probably do not exist. He recommended that the Board hire a firm that would use ground penetrating radar to locate the lines and mark their locations on the pool deck. A brief discussion ensued, with the following Board action being taken:

On a Motion by Mr. Colflesh, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors authorized the hiring of a firm to locate the utility lines under the pool deck for The Groves Community Development District.

(Mr. Colflesh called for a brief recess at 11:50 a.m. and reconvened the meeting shortly thereafter with all those present at the onset of the meeting still in attendance.)

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Vericker stated that he had nothing new to present to the Board

- B. District Engineer
Mr. Bell presented proposals from GA Nichols for three options to address drainage concerns in Wetland Y, ranging from raising the structure and adding a skimmer, to merely raising the structure, or simply replacing the grate. He stated that none of the options would impact water levels and there should be no issues with simply replacing the grate with a good maintenance plan. Mr. Bell stated that he checks the area whenever he is in the community and Ms. Renner stated that maintenance staff checks it regularly now as well.

Mr. Colflesh asked that Mr. Bell try to negotiate a lower price and suggested that volunteers might be able to handle the project. It was noted that the grate is too heavy for volunteers to handle.

On a Motion by Mr. Simon, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors approved the proposal from GA Nichols to replace the grate in wetland Y as discussed for The Groves Community Development District.

Mr. Brizendine stated that the reserve study is intended to be updated periodically to adjust for price increases and/or the addition or elimination of projects depending on the anticipated needs of the District. Mr. Bell stated that the reserve study was completed with the assistance of a number of specialists providing recommendations and cost estimates. He noted that the pricing for road paving includes a 15% increase based on costs at the time the study was completed and projections of what they will be when it is time to complete the work. Mr. Bell confirmed that the all prices included in the study include estimates of what costs will be when the work is needed. A request was made that verbiage be added to the study describing the methodology used in estimating costs. A brief discussion ensued regarding road conditions and whether it might be necessary to resurface them before 2015. It was decided to relook at the reserve study during the next public hearing on the budget.

Mr. Bell stated that back in November the Board asked that he go back to Bay Area Environmental to try and obtain better pricing to vacuum out the pipes and clear out any blockages between wetland conservation area A and Wetland conservation Area F. He explained that the owner of the company came out to look at the project based on that request and is now recommending that divers go in and clear out the pipe at the same price as originally quoted at \$3,500. A brief discussion ensued regarding the actual process, any issues with gaining access to the pipe, whether a permit is needed, and where the silt that is removed will be placed. Mr. Bell responded to all of the questions and asked for authorization to proceed. The Board indicated its approval and requested that Staff work with the residents that will be impacted by this project so they are aware of what is going to occur.

Mr. Colflesh stated that questions have been raised regarding drainage concerns in wetland conservation area B, which is near hole four of the golf course and backs up to Pleasant Plains Parkway in Connerton. Mr. Bell stated that he did establish the water elevations at the southern end of the culvert when the water levels were high and they were lower than what was designed. However, he can't confirm that there is any type of blockage on the Connerton side and it is his understanding that an inspection was completed by Connerton with no issues found. He stated that the next step would be to contact SWFWMD regarding the issue. Mr. Boutin reported his observations and concerns with potential issues based on water levels in both communities. Mr. Colflesh stated that he spoke with the County regarding the matter and they told him it was not their issue. He recommended contacting the District Engineer from Connerton one more time and if they do not respond to the District's satisfaction, filing a complaint with SWFWMD.

Mr. Bell stated that SWFWMD will come out and take a look at the area, but it is unlikely that a report will be provided to the District. A brief discussion ensued.

On a Motion by Mr. Boutin, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors authorized District Engineer to contact the Connerton West CDD Engineer regarding the District's concerns and if not satisfied with the response proceed with filing a complaint against Connerton with SWFWMD for The Groves Community Development District.

C. Clubhouse Manager

Ms. Renner asked if there were any questions on the report. There were none, however the Board indicated its appreciation for the holiday decorations that were in place this year.

Ms. Renner led discussions regarding a request made by Mr. Boutin to have deliveries and recycling trucks use the rear gate off US 41, stating that the HOA indicated that they do not want to have Dave or One Source responsible for opening the gate for these vehicles. However Dave has stated that, if provided the key, he would use the back entrance for the deliveries that he gets six times a year.

Ms. Renner stated that in November she asked the Board to approve allowing golf carts on the sidewalk along Festive Grove towards Publix, which the Board approved. Unfortunately, she is now getting complaints regarding damage to the turf along the sidewalk. Ms. Renner asked for direction from the Board in light of these new developments, which will ultimately cost the District money for repairs. A brief discussion ensued regarding the real issue being speeding and safety concerns that led to asking for permission to use the carts on the sidewalk, as well as statutory requirements that do not allow golf carts on sidewalks. Mr. Brizendine stated that the District does not have policing powers so it can not enforce speed limits and the County will not come into the community and enforce them without a Traffic Enforcement Jurisdiction Agreement since these are private roads in the mind of the County. Currently there is no such agreement in place. Mr. Vericker confirmed that the District can hire off-duty officers, but they will only enforce the uniform traffic rules as set by the County. It was opined that doing this might create more problems for the District than it resolves. Ms. Renner summarized discussions that have occurred with the individual involved, with no results. A request was made that District Management meet with the individuals to discuss the matter with them. Mr. Simon offered to meet with the individuals and try to resolve the issue before that step is taken. Mr. Boutin recommended that friendly reminders be placed on the TV channels and both HOA and CDD newsletters.

Ms. Renner addressed issues with residents bringing dogs into the Civic Center and stated that she will be reminding residents that this is a public building and only service pets are allowed (therapy dogs do not fall into this category under ADA laws).

D. District Manager
No report.

NINTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the decision to seek clarification from the DOJ before purchasing the lifts, an incident that occurred a while ago with dogs in the pool, the possibility of storing the decking on site and making it available to anyone who might want it, a continuing issue with standing water in a curb drainage gutter that is sinking on Melogold Circle. The Board asked that District Engineer inspect the drainage system in the area discussed and bring back a report along with any recommendations.

A request was made that an official letter be sent to those residents impacted by a special warranty deed so their titles can be cleared up. Mr. Vericker stated that he does not feel it would be appropriate to send such a letter as the District does not own the property in question out right as it is an easement area. A brief discussion ensued regarding the possibility of issuing a quit claim deed, with Mr. Simon declaring a conflict of interest in the matter as one of the impacted residents.

The Board asked District Counsel to prepare a legal opinion on the matter and Mr. Vericker stated that it would need to be limited to Mr. Anderson's lot. The legal opinion will then enable the Board to make a decision. Mr. Vericker confirmed that the legal opinion would have no impact on the SWFWMD permits and any desire to modify them would have to be requested of SWFWMD.

TENTH ORDER OF BUSINESS


Supervisor Requests

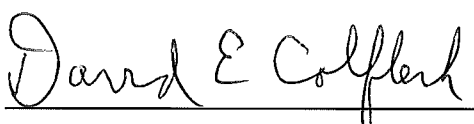
There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Simon, seconded by Mr. Boutin, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 1:15 p.m. for The Groves Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman