

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, February 3, 2015 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:

Steve Simon	Board Supervisor, Chairman
Wayne Coe	Board Supervisor, Vice Chairman
Sally Semple	Board Supervisor, Assistant Secretary
Bill Boutin	Board Supervisor, Assistant Secretary
Richard Loar	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	Vice President, Rizzetta & Company, Inc.
Matthew Huber	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
David Bell	District Engineer, Landmark Engineering
Rich Unger	Operations Manager
Donna Pounds	HOA, LCAM
Jeff Greenacre	Representative, Greenacre Properties
Bill Reinhart	HOA, President

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Huber called the meeting to order and Mr. Huber performed roll call confirming that a quorum was present.

Mr. Simon led all those present in reciting the Pledge of Allegiance.

50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70

71
72
73
74
75
76
77
78

79
80
81
82
83
84
85
86
87
88

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Tudela stated the grass on the side of him home is dead and weeds are creeping into his property. Mr. Tudela, also stated that he asked the contractor who is currently performing the sidewalk repairs to see if they would also be repairing the area on the other side of his driveway in front of his house and he was told no. He told the Board that he was under the impression they would be doing both sides in this area. Mr. Bell stated they told the contractor to do both sides to the point where it would drain toward the curb, Mr. Bell is meeting with them after the meeting and will discuss with them further.

Mr. Belu received a notice regarding pressure washing his driveway and inquired about the status of the water that is ponding on the sidewalk by the park.

Mr. Hess inquired if Handicap doors could be installed at the Fitness Center. The Board responded that they would look into this matter

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 14, 2015

On a Motion by Mr. Boutin, seconded by Ms. Semple, and followed by a vote of all in favor, the Board of Supervisors' received and filed the minutes of the regular meeting held on January 14, 2015 for The Groves Community Development District.

FIFTH ORDER OF BUSINESS

Acknowledgement of Receipt of Operation and Maintenance Expenditures for December 2014

Mr. Simon asked that the December 2014 expenditures in the amount of \$84,210.77 be noted as received and filed as presented.

On a Motion by Mr. Boutin, seconded by Mr. Coe and followed by a vote of all in favor, the Board of Supervisors' received and filed the December 1-31 2014 Operation & Maintenance Expenditures in the amount of \$84,210.77 as presented for The Groves Community Development District.

SIXTH ORDER OF BUSINESS

Update on Melogold Repairs

Mr. Vericker stated Mr. Kiser did send out the pre-suit notice and that he did not receive any offers. Therefore, he will be filing the compliant with Pasco County and Mr. Kiser will be attending the March 3, 2015 meeting to update the Board.

89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136

SEVENTH ORDER OF BUSINESS

Discussion of Meeting Minutes

Mr. Boutin requested that the content of the minutes be expanded to include a detailed discussion that would include the outcome of the item. A discussion ensued. Mr. Boutin is not looking for a verbatim copy of the minutes. The board directed that audience members be named under the audience comments and the District Management staff to include more detailed information in the meeting minutes.

EIGHTH ORDER OF BUSINESS

Discussion of One Management Company

Mr. Greenacre made a presentation to the Board regarding one management company. He stated that Rizzetta & Co. and Greenacre are presently working in many other CDD's and they have a great relationship. Mr. Greenacre stated that his company has many years of experience working with Rizzetta & Co. Mr. Greenacre also stated Greenacre can provide the Board a proposal for one company to do both the HOA and CDD business and would like the opportunity to present to the Board a complete package along with their partners.

Mr. Williams with Rizzetta & Co. made a presentation to the Board regarding one management company for both the CDD and HOA. Mr. Williams explained to the Board the many aspects & benefits of one company managing both the CDD & HOA. Mr. Williams also described that you do not necessarily have a substantial cost savings going to one company. A discussion ensued.

Ms. Semple stated she has served on both HOA & CDD boards and feels that using one management company will not save any money, it will still take the same amount people to manage and run all of the amenities, if you want to cut back on costs, you need to cut back on the amount of CDD amenities. She stated that all homeowners use all the amenities i.e., golf course, swimming pool, fitness center, etc...and asked who would like to cut which amenity?

Mr. Simon stated the cost does not change by going with one management company; the only change would be one small cut of administrative charges. Mr. Simon stated the major savings would be in vendor selections which are determined by both the HOA & CDD Boards.

Mr. Boutin inquired how the Board really knows they are getting the best deal on the HOA & CDD management contracts. Ms. Pounds provided a review of the golf course costs and the research she had done on the landscaping costs. Ms. Pounds will provide her results on the golf course to Mr. Boutin.

Mr. Williams explained the different aspects of the bidding process between the CDD, a government entity and an HOA.

Mr. Simon suggested discontinuing the discussion of one management company and starting a discussion of how we arrive at major RFP's for major scopes at a later advertised meeting.

Mr. Keene stated it would take two individuals to do what Ms. Pounds is doing and he feels Mr. Unger and Mr. Huber are doing a good job.

137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165

166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181

Mr. Greenaces left the meeting

Mr. Williams left the meeting

The meeting recessed at 11:50 a.m.

The meeting resumed at 11:52 a.m.

Mrs. Coe appreciated Mr. Greenaces and Mr. Williams presentation and how well they work together and hopes that the CDD & HOA will be able to do the same.

Mr. Hicks agrees with the Board that vendors are where the CDD & HOA can save money.

Mr. Tudela suggested the Board ask the management company to present a re-evaluation of various vendors throughout the year.

Mr. Boutin stated he feels the management company should recommend a specific bidder.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report. Mr. Bell gave an update on the Reclaim Water usage. Mr. Bell provided five geotechnical engineering qualification packages under separate cover and an analysis of the pricing to the Board for their consideration. This scope of work will be for only on call work as determined by staff with a not to exceed of \$10,000.00. A 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 approved the Faulkner geotechnical qualification package with a not to exceed amount of \$10,000.00 for The Groves Community Development District.

Mr. Bell said the work on the storm lines is ongoing with BAES and Landmark is investigating the Fallgold leaking and seepage over the sidewalk and will provide an update to the Board at a later date.

182
183
184
185
186
187
188
189
190
191
192
193
194
195

C. Clubhouse Manager

Mr. Unger gave an update to the Board. Mr. Unger provided proposals for a clubhouse TV, a shade sail for the bocce courts and a pressure washer cleaning equipment for the Board's consideration. The Board discussed that the pressure washer cleaning equipment is based on volunteers performing the labor and that there was no need to purchase this equipment without any committed volunteers. Mr. Boutin would like to table this item and stated he would like a list of volunteers established prior to purchasing the pressure washer cleaning equipment. Mr. Unger updated the Board on the lighting at the back gate which is located on a strip of property that belongs to Pasco County and Withlacoochee River Electric Cooperative is approaching the County for permission to place a light in this area. Mr. Unger will report back to the Board after their meeting.

On a Motion by Mr. Boutin, seconded by Mr. Coe, and followed by a vote of all in favor, the Board of Supervisors approved the purchase of a 60 inch TV with a not to exceed amount of \$650.00 for The Groves Community Development District.

196

On a Motion by Mr. Loar, seconded by Mr. Boutin, and followed by a vote of two in favor, and Mr. Simon, Mr. Coe and Ms. Semple opposed, the Board of Supervisors tabled the purchase of the pressure washer equipment in the amount of \$3,325.00 for The Groves Community Development District. This motion failed due to lack of support.

197

On a Motion by Mr. Boutin, seconded by Mr. Coe, and followed by a vote of all in favor, the Board of Supervisors approved the Shade Sail for the Bocce Ball Court in the amount of \$1,574.32 for The Groves Community Development District.

198

D. District Manager

The next regularly scheduled meeting would be held on Tuesday, March 3, 2015 at 6:30 p.m. at The Groves Clubhouse, located at 7924 Melogold Circle, Land O' Lakes, Florida 34637. Mr. Huber distributed under separate cover the Investment Policy Agreement and asked that the Board review it and plan at the March meeting to terminate this old agreement. Mr. Huber asked the Board for proposed and adopted budget meeting dates. The Board established the May 5, 2015 meeting as the proposed budget and the final adopted budget would take place at the July 7, 2015 meeting. Mr. Huber asked the Board to bring a budget wish list to the April meeting. Mr. Boutin suggested having a discussion of having all night meetings. Ms. Semple inquired if there is any additional cost for staff to attend all night meetings, no additional costs would be incurred by staff. Mr. Boutin suggested adding a discussion of setting a Budget Workshop at the March meeting.

200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218

219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238

TENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Coe reminded that residents that alcohol is not permitted in the clubhouse and there was a 1950's TV left at the recycle area, there is a Pasco County has a facility on Hays Road for old TV, batteries, paint, etc. and suggested this information on the community TV and in the newsletter.

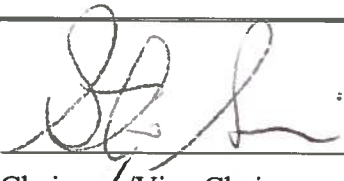
Mr. Simon stated he witnessed a near fatal accident of a vehicle going 40-45 mph and almost hit a landscape worker. Mr. Simon emphasized that residents need to police their own in regards to speeding in the community. A discussion ensued.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Semple, seconded by Mr. Loar, and followed by a vote of all in favor, the Board of Supervisors adjourned the meeting at 12:59 p.m. for The Groves Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman