

**THE GROVES
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 5, 2025

AGENDA PACKAGE



The Groves Community Development District

Board of Supervisors

Jimmy Allison, Chairman
Richard Loar, Vice Chairman
Sandy Cross, Assistant Secretary
Joel Watkins, Assistant Secretary
Jim Lewis, Assistant Secretary

District Staff

Wendi McAnn, District Manager
Clint Robinson Asst. District Manager/Clubhouse Manager
Kilinski / Van Wyk, District Counsel
Stephen Brletic, District Engineer

Meeting Agenda

Tuesday, August 5, 2025, at 6:30 p.m.

[Join the meeting now](#)

Meeting ID: 283 060 298 30 **Passcode:** Dr2UqR

Phone conference ID: 677 010 645#

Or call in (audio only) +1 646-838-1601, 677010645#

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments**
4. **Public Hearing to Adopt the Fiscal Year 2026 Budget**
 - A. Consideration of Resolution 2025-07; Adopting Fiscal Year 2026 Budge Page 5
 - B. Consideration of Resolution 2025-08; Levying Non-ad Valorem Assessment Page 28
5. **Business Items**
 - A. Consideration of Resolution 2025-09; Setting FY2026 Meeting Schedule Page 33
 - B. Consideration of Clubhouse Security
 - i. Revised Accurate Electronics Clubhouse Security Proposal Page 36
 - ii. ECS Takeover of Access System - Labor Proposal Page 40
 - iii. ECS Access System – Management Proposal Page 44
 - C. Holiday Lighting Summary Page 47
 - i. Consideration of Decorating Elves Lighting Proposal Page 50
 - ii. Consideration of Holiday Tampa Bay Holiday Lighting Proposal Page 54
 - D. Status of Irrigation Agreement with HOA
 - E. Ratification of Addendum to Davey Landscaping Agreement for 2025 Emergency Storm Cleanup Service. Page 59
6. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Page 63
 - D. Clubhouse Manager Report Page 67
 - E. District Manager
7. **Business Administration**
 - A. Consideration of the July 8, 2025, Meeting Minutes Page 71
8. **Supervisors' Requests**
9. **Adjournment**

Next regularly scheduled meeting is September 2, 2025, at 10:00 a.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:

The Groves Civic Center
7924 Melogold Circle
Land 'O Lakes, FL. 34637

FIRST ORDER OF BUSINESS

4A

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of The Groves Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for The Groves Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2007)	\$_____
RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2025.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

The Groves
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



SOUTH FORK EAST COMMUNITY DEVELOPMENT DISTRICT

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THE GROVES COMMUNITY DEVELOPMENT DISTRICT

The Groves
Community Development District

Operating Budget
Fiscal Year 2026



THE GROVES COMMUNITY DEVELOPMENT DISTRICT

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025		FY 2026
REVENUES						
Interest - Investments	\$ 75,992	\$ 9,364	\$ 66,628	\$ 75,992	0%	\$ -
Interest - Tax Collector	-	1,998	(1,998)	-	0%	\$ -
Special Assmnts- Tax Collector	1,288,582	1,234,600	53,982	1,288,582	0%	1,345,049
Facility Revenue	1,500	6,394	-	6,394	326%	\$ 5,000
RV Parking Lot Revenue	-	4,313	-	4,313	0%	\$ 2,000
TOTAL REVENUES	1,366,074	1,256,669	118,612	1,375,281		1,352,049
EXPENDITURES						
Legislative						
Supervisor Fees	18,000	6,200	11,800	18,000	0%	\$ 18,000
Total Legislative	18,000	6,200	11,800	18,000		18,000
Financial & Administrative						
Administrative Services	8,600	-	8,600	8,600	0%	\$ -
Management Consulting Services	37,500	37,200	300	37,500	0%	\$ 77,376
District Engineer	18,000	4,230	13,770	18,000	0%	\$ 10,000
Disclosure Report	1,000	-	1,000	1,000	0%	\$ -
Assessment Roll	5,000	5,000	-	5,000	0%	\$ 5,000
Financial & Revenue Collections	-	-	-	-	0%	\$ -
Tax Collector /Property Appraiser Fees	150	230	-	230	53%	\$ 250
Accounting Services	19,200	-	19,200	19,200	0%	\$ -
Management Contract (Amenity)	357,482	162,908	194,574	357,482	0%	\$ 345,395
Trustees Fees	3,300	3,750	-	3,750	14%	\$ 4,000
Auditing Services	3,200	-	3,200	3,200	0%	\$ 3,200
Arbitrage Rebate Calculation	1,000	-	1,000	1,000	0%	\$ 1,000
Public Officials Liability Insurance	3,804	3,700	104	3,804	0%	\$ 4,000
Miscellaneous Mailings	1,000	78	922	1,000	0%	\$ 1,000
Legal Advertising	1,500	334	1,166	1,500	0%	\$ 1,500
Bank Fees	1,000	-	1,000	1,000	0%	\$ 1,000
Dues, Licenses & Fees	175	175	-	175	0%	\$ 175
Music License/Monthly Service	500	149	351	500	0%	\$ 500
Website Host, Maintenance, Backup & Email	1,500	2,209	-	2,209	47%	\$ 1,500
ADA Website Compliance	1,515	-	1,515	1,515	0%	\$ 1,515
Maintenance Software Program	5,500	-	5,500	5,500	0%	\$ 2,100
District Counsel	10,000	1,409	8,591	10,000	0%	\$ 30,000
Financial & Administrative	480,926	221,372	260,793	482,165		489,511
Security Operations						
Security Camera Maintenance	4,000	2,535	1,465	4,000	0%	\$ 1,800
Security Monitoring Services (gates and pool)	27,600	13,934	13,666	27,600	0%	\$ 23,000
Misc. Operating Supplies	4,000	5,277	-	5,277	32%	\$ -
Security Services	95,000	48,649	46,351	95,000	0%	\$ -
Total Security Operations	130,600	70,395	61,482	131,877		24,800

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
<i>Electric Utility Services</i>						
Utility Services	10,000	2,167	7,833	10,000	0% \$	12,000
Utility - Recreation Facilities	42,000	18,013	23,987	42,000	0% \$	35,000
Street Lights	27,000	14,016	12,984	27,000	0% \$	27,000
Gas Utility - Recreation Facilities	12,000	2,645	9,355	12,000	0% \$	15,000
<i>Total Electric Utility Services</i>	91,000	36,841	54,159	91,000		89,000
<i>Garbage/Solid Waste Control Services</i>						
Solid Waste Assessment	2,750	-	2,750	2,750	0% \$	2,750
Contracts - Solid Waste Services	30,000	-	30,000	30,000	0% \$	-
Garbage - Recreation Facility	3,700	3,304	396	3,700	0% \$	4,000
<i>Total Garbage/Solid Waste Control Services</i>	36,450	3,304	33,146	36,450		6,750
<i>Water-Sewer Combination Services</i>						
Utility Services	20,000	9,024	10,976	20,000	0% \$	16,000
<i>Total Water-Sewer Combination Services</i>	20,000	9,024	10,976	20,000		16,000
<i>Stormwater Control</i>						
Aquatic Maintenance (Pond & Rim Ditch)	25,000	11,658	13,342	25,000	0% \$	25,000
Lake/Pond Bank Maintenance & Repair	8,000	-	8,000	8,000	0% \$	8,000
Stormwater Assessment	3,684	2,916	768	3,684	0% \$	3,684
Stormwater System Maintenance	2,700	-	2,700	2,700	0% \$	2,700
Miscellaneous Expense	14,000	-	14,000	14,000	0% \$	-
<i>Total Stormwater Control</i>	53,384	14,574	38,810	53,384		39,384
<i>Other Physical Environment</i>						
Employee - Workers Comp Insurance	701	-	701	701	0% \$	850
Reclaimed Water- WUP	10,000	3,180	6,820	10,000	0% \$	-
General Liability & Property/Casualty ins	55,992	55,667	325	55,992	0% \$	65,000
Entry & Walls Maintenance	2,000	2,284	-	2,284	14% \$	-
Landscape Maintenance	195,927	93,017	102,910	195,927	0% \$	197,354
Irrigation Maintenance & Repairs	50,000	48,531	1,469	50,000	0% \$	50,000
Irrigation Pump/Well Maintenance	2,500	-	2,500	2,500	0% \$	3,000
Landscape Replacement Plants, Shrubs, Trees	20,000	1,952	18,048	20,000	0% \$	20,000
Landscape -Annuals	2,600	-	2,600	2,600	0%	
Holiday Decorations	8,354	7,094	1,260	8,354	0% \$	10,000
Permanent Lighting	-	-	-	-	0% \$	-
Landscape - Mulch	21,000	-	21,000	21,000	0% \$	10,000
<i>Total Other Physical Environment</i>	369,074	211,725	157,633	369,358		356,204

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2025	THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
Road & Street Facilities						
Gate Maintenance & Repair	2,200	1,701	499	2,200	0% \$	2,000
Sidewalk Maintenance & Repair	20,000	8,372	11,628	20,000	0% \$	10,000
Parking Lot Repair & Maintenance	1,000	-	1,000	1,000	0% \$	1,000
Roadway Repair & Maintenance	5,000	-	5,000	5,000	0% \$	5,000
Road & Street Facilities	28,200	10,073	18,127	28,200		18,000
Parks & Recreation						
Telephone, Internet, Cable	9,000	2,571	6,429	9,000	0% \$	6,500
Security, Fire Monitoring Services	1,600	2,389	-	2,389	49% \$	1,600
Fountain Service Contract	1,480	812	668	1,480	0% \$	2,000
Pest Control	2,000	295	1,705	2,000	0% \$	2,000
Furniture Repair/Replacement	1,000	-	1,000	1,000	0% \$	4,000
Pool Furniture Replacement	4,000	-	4,000	4,000	0% \$	4,000
Facility AC & Heating Maintenance & Repair	6,000	-	6,000	6,000	0% \$	6,000
Pool Service Contract	34,560	9,356	25,204	34,560	0% \$	30,000
Maintenance & Repairs	25,000	13,156	11,844	25,000	0% \$	25,000
Vehicle Maintenance	1,000	-	1,000	1,000	0% \$	1,000
Fountain Repairs	12,000	1,440	10,560	12,000	0% \$	6,000
Janitorial Supplies	6,500	4,448	2,052	6,500	0% \$	6,500
Computer Support, Maintenance & Repair	500	-	500	500	0% \$	500
Lighting Repairs & Replacement	1,000	55	945	1,000	0% \$	1,000
Clubhouse Misc. Expense	14,000	125	13,875	14,000	0% \$	11,000
Pool Repairs	1,000	-	1,000	1,000	0% \$	4,000
Athletic/Park Court/Field Repairs	1,000	1,882	-	1,882	88% \$	2,500
Fitness Equipment Maintenance & Repairs	1,000	240	760	1,000	0% \$	1,000
Dog Park Maintenance	1,000	40	960	1,000	0% \$	1,000
Office Supplies	1,000	326	674	1,000	0% \$	1,000
Equipment Lease (Copier)	3,800	1,674	2,126	3,800	0% \$	4,800
Pedestrian Bridge/Boardwalk Maintenance	1,000	-	1,000.00	1,000.00	0% \$	-
Total Parks & Recreation	132,440	38,809	95,302	134,111		121,400

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-(-) Budget	ANNUAL BUDGET FY 2026
Restaurant						
Restaurant Expenses	1,000	-	1,000	1,000	0%	\$ 3,000
Total Restaurant	1,000	-	1,000	1,000		3,000
Reserves						
Capital Reserves	-	-	-	-	0%	
Capital Outlay (pool furniture, ballroom)	-	-	-	-	0%	-
Reserves	-	-	-	-		-
Contingency						
Miscellaneous Contingency	60,000	-	60,000	60,000	0%	170,000
Total Contingency	60,000	-	60,000	60,000		170,000
TOTAL EXPENDITURES	1,426,074	622,317	808,228	1,430,545	-	1,352,049
Excess (deficiency) of revenues						
Over (under) expenditures	(60,000)	634,352	(689,616)	(55,264)		-
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	-		-
Transfer to Reserve Fund	-	-	-	-		120,000
Contribution to (Use of) Fund Balance	-	-	-	-		
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	120,000
Net change in fund balance	(60,000)	634,352	(689,616)	(55,264)		(120,000)
FUND BALANCE, BEGINNING	882,337	882,337	-	882,337		827,073
FUND BALANCE, ENDING	\$ 822,337	\$ 1,516,689	\$ (689,616)	\$ 827,073		\$ 707,073

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

Reserve Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025		FY 2026
REVENUES						
Special Assmnts- Tax Collector	474,894	-	474,894	474,894	0%	489,140
TOTAL REVENUES	474,894	-	474,894	474,894		489,140
EXPENDITURES						
Capital Reserve	474,894	-	474,894	474,894		474,894
Total Reserves	474,894	-	474,894	474,894		474,894
TOTAL EXPENDITURES	474,894	-	474,894	474,894	-	474,894
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	-		120,000
Contribution to (Use of) Fund Balance	-	-	-	-		
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	120,000
Net change in fund balance	-	-	-	-		134,246
FUND BALANCE, BEGINNING	509,372	509,372	-	509,372		509,372
FUND BALANCE, ENDING	\$ 509,372	\$ 509,372	\$ -	\$ 509,372		\$ 643,618

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

The Groves Community Development District

Exhibit "A" Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(55,264)
Estimated Funds Available - 9/30/2025		(55,264)

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(55,264)
Less: First Quarter Operating Reserve		(338,012) ⁽¹⁾
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		827,073
Estimated Remaining Undesignated Cash as of 9/30/2026		433,797

Notes

(1) Represents approximately 3 months of operating expenditures

THE GROVES

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating account.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administration****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc.

THE GROVES

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Administration** (continued)**Professional Services – Trustee Fees**

The District issued Series 2021 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fees are based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the engagement letter from Grau not to exceed \$3,500.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

The District rents a facility to hold district board meetings.

Public Official Insurance

The District's Public Officials Liability Insurance policy is with Florida Insurance Alliance Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Pasco County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs is based on a maximum of 2% of the anticipated Non-Ad Valorem assessment collections.

Miscellaneous-Web Hosting

The District is mandated to post on the internet the approved and adopted budgets, minutes and audits per State requirements. Also included is the SSL Security Certificate for the website.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

THE GROVES

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Gas Utility Services****Utility – Recreation Facilities**

The district may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Law Enforcement**Deputy Services**

The District may wish to contract with the local police agency to provide security for the District.

Security Operations**Security Patrol Services**

The District may wish to contract with a private company to provide security for the District.

Electric Utility Services**Electricity-General**

This is for the electric utility services for the irrigation timers, lift station pumps, fountains, signs, etc.

Electricity-Streetlighting

This is for the electric for the streetlights in the District.

Garbage/Solid Waste Control Services**Contracts-Solid Waste Services**

This is for the solid waste services related to the operations of the District.

Garbage-Recreational Facility

The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Combination Services**Utility-Services**

This is for the water utility services related to the operations of the District.

Stormwater Control**Aquatic Maintenance**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

R&M-Lake & Pond Bank

The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

R&M-Stormwater System

This is for the repairs and maintenance of the stormwater system throughout the District.

THE GROVES

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Other physical Environment

R&M-Irrigation

This is for the repairs and maintenance of the irrigation system of the District.

Landscape-Mulch

This is for the installation of mulch around the District.

Landscape-Replacement

This is for the landscape replacement including turf, trees, shrubs, etc. around the District.

Landscape-Annuals

This is for the installation of the annual flowers around the District.

Holiday Decoration

This is for the decorations that will be displayed around the District during the Holidays.

Road and Street Facilities

R&M-Sidewalks

This is for the repairs and maintenance of the sidewalks around the District.

R&M-Street Signs

This is for the repairs and maintenance of the street signs around the District.

R&M-Streetlights

This is for the repairs, maintenance and inspection of the streetlights around the District.

Parks and Recreation

Contracts-Pools Services

Expenses related to the maintenance of swimming pools and other water features.

Security & Fire Monitoring Services

The District may wish to install a security system for the clubhouse.

Telephone, Canle & Internet Services

The District may incur telephone and internet expenses related to the recreational facilities.

R&M-Pools

Expenses related to the repair of swimming pools and other water features.

Athletic/Park Court/Field Repairs

Expense related to any facilities such as tennis, basketball etc.

THE GROVES

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation (continued).

Clubhouse Miscellaneous Expense

Expenses which may not fit into a defined category in this section of the budget.

Office Supplies

The District may have an office in its facilities which require various office related supplies.

Janitorial Supplies

Expenses related to the cleaning of the facility and related supplies.

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

The Groves
Community Development District

Debt Service Budgets
Fiscal Year 2026



THE GROVES COMMUNITY DEVELOPMENT DISTRICT Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU Mar-25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Interest - Tax Collector	-		-	-	-
Special Assmnts- Tax Collector	168,187	-	168,187	168,187	168,187
Discounts	\$ (6,727)				\$ (6,727)
Total	\$ -		\$ -	\$ -	\$ -
TOTAL REVENUES	161,459		168,187	168,187	161,459
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost					
Total Administrative	-		-	-	-
<i>Debt Service</i>					
Principal Debt Retirement	100,000		100,000	100,000	110,000
Principal Prepayments	-		-	-	-
Interest Expense	53,625		53,625	53,625	48,125
Total Debt Service	153,625		153,625	153,625	158,125
TOTAL EXPENDITURES	153,625	-	153,625	153,625	158,125
Excess (deficiency) of revenues					
Over (under) expenditures	7,834	-	14,562	14,562	3,334
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-		-	-	-
Contribution to (Use of) Fund Balance	3,334		-	-	-
TOTAL OTHER SOURCES (USES)	3,334		-	-	-
Net change in fund balance	3,334		14,562	14,562	-
FUND BALANCE, BEGINNING	126,477	126,477	-	126,477	141,039
FUND BALANCE, ENDING	\$ 129,811	\$ 126,477	\$ 14,562	\$ 141,039	\$ 141,039

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

Debt Amortization Schedule Series 2007 Special Assessment Bonds

Date	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	\$975,000.00		5.50%	\$26,812.50	\$26,812.50	
5/1/2025	\$975,000.00	\$100,000.00	5.50%	\$26,812.50	\$126,812.50	\$153,625.00
11/1/2025	\$875,000.00		5.50%	\$24,062.50	\$24,062.50	
5/1/2026	\$875,000.00	\$110,000.00	5.50%	\$24,062.50	\$134,062.50	\$158,125.00
11/1/2026	\$765,000.00		5.50%	\$21,037.50	\$21,037.50	
5/1/2027	\$765,000.00	\$110,000.00	5.50%	\$21,037.50	\$131,037.50	\$152,075.00
11/1/2027	\$655,000.00		5.50%	\$18,012.50	\$18,012.50	
5/1/2028	\$655,000.00	\$120,000.00	5.50%	\$18,012.50	\$138,012.50	\$156,025.00
11/1/2028	\$535,000.00		5.50%	\$14,712.50	\$14,712.50	
5/1/2029	\$535,000.00	\$125,000.00	5.50%	\$14,712.50	\$139,712.50	\$154,425.00
11/1/2029	\$410,000.00		5.50%	\$11,275.00	\$11,275.00	
5/1/2030	\$410,000.00	\$130,000.00	5.50%	\$11,275.00	\$141,275.00	\$152,550.00
11/1/2030	\$280,000.00		5.50%	\$7,700.00	\$7,700.00	
5/1/2031	\$280,000.00	\$135,000.00	5.50%	\$7,700.00	\$142,700.00	\$150,400.00
11/1/2031	\$145,000.00		5.50%	\$3,987.50	\$3,987.50	
5/1/2032	\$145,000.00	\$145,000.00	5.50%	\$3,987.50	\$148,987.50	\$152,975.00
Total		\$ 975,000.00		\$ 255,200.00	\$ 1,230,200.00	\$ 1,230,200.00

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

The Groves
Community Development District

Supporting Budget Schedules
Fiscal Year 2026



THE GROVES COMMUNITY DEVELOPMENT DISTRICT

Comparison of Non-Ad Valorem Assessment Rates Fiscal Year 2026 vs. Fiscal Year 2025

Product	General Fund 001			2007 DS Per Unit			Total Assessments per Unit				O&M	Bond	Prepaid
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	Units	Units 2015	Units
Single Family	\$2,551	\$2,452	4.0%	\$220	\$220	0.0%	\$2,771	\$2,672	\$99	3.7%	285	285	0
Courtyard	\$2,551	\$2,452	4.0%	\$220	\$220	0.0%	\$2,771	\$2,672	\$99	3.7%	273	273	0
Patio	\$2,551	\$2,452	4.0%	\$220	\$220	0.0%	\$2,771	\$2,672	\$99	3.7%	138	138	0
Estate	\$2,551	\$2,452	4.0%	\$220	\$220	0.0%	\$2,771	\$2,672	\$99	3.7%	59	59	1
Golf Course	\$25,507	\$24,523	4.0%	\$2,201	\$2,201	0.0%	\$27,708	\$26,724	\$984	3.7%	1	1	0
											756	756	1

4B

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Groves Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Groves Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2025.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

FIFTH ORDER OF BUSINESS

5A

RESOLUTION 2025-09

**A RESOLUTION OF THE GROVES COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Groves (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT
DISTRICT**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of August 2025.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman / Vice-Chairman

Exhibit “A”
Board of Supervisors’ Meeting Dates
The Groves
Community Development District
Fiscal Year 2025/2026

October 7, 2025

Wednesday November 5, 2025

December 2, 2025

January 6, 2026

February 3, 2026

March 3, 2026

April 7, 2026

May 5, 2026

June 2, 2026

July 7, 2026

August 4, 2026

September 8, 2026

All meetings will convene at 10:00 a.m. at The Groves Civic Center, located at 7924 Melogold Circle, Lond O’ Lakes, Florida 34637 (with the following exceptions: November meeting that will be held on a Wednesday at 10a.m., and August meeting that will be held at 6:00 p.m.)

5Bi

CONTRACT#071725-GGC

ACCURATE ELECTRONICS

9225 ULMERTON ROAD, SUITE 410 LARGO, FL 33771

◆ PINELLAS (727)-533-0295 ◆ HILLSBOROUGH (813) 983-9131 ◆ SARASOTA (941) 952-1088

◆ FT. MYERS (239) 332-8700 ◆ ORLANDO (407) 203-2620

WWW.AEAccess.com

July 17, 2025

Prepared by Paul

The Groves Golf and Country Club
7924 Melogold Cir
Land O Lakes, FL 34637

C/O: Clinton Robinson

Phone: (813) 428-4214

E-Mail: CLINTON.ROBINSON@INFRAMARK.COM

RE: Replace the current Access Control System with the Cellgate Entria system. This will allow the customer to be on one database with the new front callbox. This will be for the Clubhouse and Pool area.

EQUIPMENT LIST:

QTY	Item description	PRICE	Disc Price
4-	Four Door Panel EN-4CT-ENC-VZN	\$13,698.22	\$10,700.00
	Freight:	\$399.00	\$250.00
	Labor/Misc. mounting hardware:		\$3,915.00
	TOTAL JOB COST WITH ALL APPLICABLE TAXES:		\$14,865.00

AE YEARLY, UNLIMITED, CELLULAR SERVICE:

MONTHLY DISCOUNTED COST: \$ 1,092.00 per year plus applicable taxes. (16 doors/walk gates & 4 controllers. \$91.00/month)

TERM: 3-YEARS TO AUTO RENEW ON A MONTH-BY-MONTH BASIS UNLESS CANCELLED IN WRITING 30-DAYS PRIOR TO TERM END. Note: Subscription-based contract is subject to reconnection fees, termination for non-payment, and early termination fees.

ACCEPTANCE OF MONTHLY SUBSCRIPTION CONTRACT:

AUTHORIZED BOARD MEMBER SIGNATURE: _____

PRINT NAME: _____ **Date:** _____

CONTRACT#071725-GGC

AE.**NOTES:**

1. ACCURATE ELECTRONICS SHALL ACCEPT NO RESPONSIBILITY FOR DOOR CLOSURE PEDESTRIANS.
2. **ADDITIONAL TERMS FOR MONTHLY SUBSCRIPTION ONLY:** Cellgate Monthly Cellular billing is provided by Accurate Electronics Inc. and is non-transferable. Special pricing for equipment and monthly subscription fees has been provided based on the contract term. Early cancellation is subject to a 50% fee of the remaining term. Reconnection/activation fee for non-payment is subject to a \$175.00 reactivation fee. After the initial term, the contract shall go to a month-to-month billing basis with no penalty for cancellation. 30-day written notice required for cancellation. NOTE: The client must understand that although the Subscription to use the Cellgate Platform is proprietary, the equipment itself is not and does not require or bind you to use Accurate Electronics, Inc. as your service provider for the physical Access Control equipment. If at any time you are unhappy with Accurate Electronics as your service provider, you are free to use any company you choose. Only the subscription-based billing remains with Accurate, which does not require onsite service to be performed.
3. If Cellular service is not sufficient at either entry Cellular Controller for any reason, an external directional cellular antenna may be needed. This will incur an additional cost. If sufficient cellular service cannot be obtained, AE will swap the cellular unit out for a VPN version, which will require the owner to provide high-speed internet access to this location.
4. Accurate to use all existing: Space in the head-end, Electric locks, power, all LV wiring, card readers, doors, ped gates, power, customer's prox fobs/cards. If, for any reason, we cannot use the existing one, there will be an additional charge to repair or replace.
5. Two-year manufacturer's Limited warranty on Cell Gate products. One-year manufacturer's Warranty on all other listed parts and a One-Year Accurate Guarantee on labor.

SCOPE OF WORK:**Clubhouse/Pool Gates:**

1. Remove the old Linear Access Controllers located in the closet, head-end.
2. Install four cellular Cell Gate Controllers and program the 16 doors.
3. Test the cellular signal.

CONTRACT#071725-GGC

AE.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED BY THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

TOTAL SUM: \$ 14,865.00 + \$1,092.00.00 (per year plus tax)

TERMS: 100% of Material and custom fabrication on acceptance, Labor due upon completion.

NOTE: Due to the current threat of Tariffs, AE will order equipment the moment we receive funds to secure pricing, if at the time of ordering, we are hit with higher prices due to these tariffs, we reserve the right to recover those price increases with a written change order.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: _____
FOR ACCURATE ELECTRONICS.

DATE: _____

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 7 DAYS.

PLEASE SIGN & PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE: _____

FOR: The Groves Golf and Country Club
7924 Melogold Cir
Land O Lakes, FL 34637

PRINT NAME: _____

DATE: _____

5Bii



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

The Groves / Access Management - Clubhouse



Date:	7/25/2025	PROPOSAL	Proposal No:	TH25726
Submitted to:	The Groves CDD C/O Inframark	Job Location:	The Groves / Access Management - Clubhouse	
Attention:	Clinton Robinson Title: CMS	Attention:	Clinton Robinson Title:	
Email:	clinton.robinson@inframark.com	Email:	clinton.robinson@inframark.com	
Phone:	815-428-4214 Fax:	Phone:	813-995-2832 Fax:	
Address:	7924 Melogold Circle	Address:	7924 Melogold Circle	
City / ST	Land O Lakes / FL Zip: 34637	City / ST	Land O Lakes / FL Zip: 34637	

SCOPE OF WORK:

TAKEOVER OF EXISTING EMERGE ACCESS SYSTEM . CUSTOMER TO PROVIDE PASSWORDS FOR TAKEOVER . RE- PROGRAMM SYSTEM .

INCLUDED MATERIALS:

LABOR ONLY

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$380.00
---------------	--	---------------------	-----------------

This proposal is valid through 8/24/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

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Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES

LIC. EG13000790
ECINTEGRATIONS.COM



Date: 7/25/2025

ACCESS CONTROL MANAGEMENT AGREEMENT

Proposal No: TH25727

Submitted to: The Groves CDD C/O Inframark
Attention: Clinton Robinson **Title:** CMS
Email: clinton.robinson@inframark.com
Phone: 815-428-4214 **Fax:** _____
Address: 7924 Melogold Circle
City / ST: Land O Lakes / FL **Zip:** 34637

Job Location: The Groves / Access Management - Clubhouse
Attention: Clinton Robinson **Title:** CMS
Email: clinton.robinson@inframark.com
Phone: 813-995-2832 **Fax:** _____
Address: 7924 Melogold Circle
City / ST: Land O Lakes / FL **Zip:** 34637

ACCESS DATABASE MANAGEMENT AGREEMENT, # OF SYSTEMS:

1

*Upon written request via email, ECS Integrations will make information changes to the Access Control unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecinTEGRATIONS.COM

BASIC PROGRAMMING INCLUDES :

- * Entering & deleting card/ fob numbers, names, keypad & card codes.
- * In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature.

DOES NOT INCLUDE :

- *Service calls regarding network connection or other issues with the local network.
- *Damaged equipment or replacement hardware.
- * Capacity upgrades.
- * On-site programming:
 1. - Programing of entry devices where no phone line is installed.
 2. - Purchase of any devices.
 3. - On-site timers.
 4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT MONTHLY AMOUNT

\$155.00

CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

8/24/2025

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

ECS INTEGRATIONS

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____
Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

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Summary of Christmas Lighting Proposals

We have 2 proposals to consider for our Community Christmas Lighting.

1. Decorating Elves, Inc. @ \$10,226.30 (DE)
2. Tampa Holiday Lights @ \$11,090.20 (THL)

We have asked them to decorate/light the following

1. Main entrance monuments: lighting both sides with Warm White lights the length of the top of monuments. DE is proposing Flood lights for the 3 Palms behind the monuments and THL is proposing wrapping the 3 palms.
2. First set of 3 Ligustrums at entrance both sides: Minis 5mm wide: location, description, colors we carry, per 50 illuminations Front entrance first set of ligustrum closest to monuments light trunk wrap and canopy
3. 12 Palms along entrance before Publix entrance : Trunk Wrap: Mini's 5mm wide: location, description, per 50 illuminations Warm White Entrance Palm Tree Wraps to Approximately 9'High = Left 6 Palms - Center Island 2 Palms at very front of traffic median at entrance - Right 6 Palms
4. 12 Palms in next section of entrance to GGCC : Trunk Wrap: Mini's 5mm wide: location, description, per 50 illuminations Next section of road set of Palms 6 on each side of road Entrance with Trunk Wrap in Warm White
5. Guard House: : 1st Story C9s on Clip, location, description, in colors we carry front and side roof of Guardhouse. 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story Installed with Permanent anchor in Gable façade. Colored Floods 2 each side for Magnolias by Guard House
6. Electronic sign at Intersection: Minis 5mm wide: location, description, colors we carry, per 50 illuminations for shrubs around Lit Monument sign red or candy cane twinkle.
7. Monument in front of Clubhouse: 1st Story C9s on Clip, location, description, in colors we carry for Clubhouse monument outline Wrap HL Service: Trunk Wrap: Mini's 5mm wide: location, description, colors we carry, per 50 illuminations For triple Roebellinis L& R of monument trunk wrap plus fronds
8. Clubhouse Entrance: 48" Pine style Wreath w Warm White Minis & 12" Dimensional Red Bows; Location on Front Gable Shutter Detail. 2nd Story C9s on Clip, location, description, in colors we carry 84 linear feet – to go across front gable and sides of roofline.

9. Sides of Clubhouse entrance : Trunk Wrap: Mini's 5mm wide: location, description, colors we carry, per 50 illuminations for Right side of entrance Roebellini $3 \times 3 = 9$ plus fronds $3 \times 3 = 9 = 18$ and Left side Ligustrum trunk wrap and canopy wrap.

In summary both companies have had the opportunity to update their proposals to reflect what the GGCC wanted and have kept very close to our budget. Both proposals include Timers, Extension Cords, Labor and 24 hour service in the event our lights need service.

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Decorating Elves, Inc. DBA.
 13670 Roosevelt Blvd
 Suite B
 Clearwater , FL 33762
 www.marveluxlighting.com
 (727) 474-2628



Wendy Mcann DM
 The Groves CDD
 7924 Melogold Cir
 Land O' Lakes, FL 34637

PROPOSAL

Current Date	7/23/2025
Duration	8 hours
Service	Holiday Install

Option	Item	Description	Qty	Unit Price	Extended
	Holiday Install	Christmas Lighting and Holiday Decor Service. For seasonal use of product and material. Set Up, Service & Repair, Removal Included. All Lights are LED. It is the responsibility of the owner to provide designated working receptacles, & resetting GFCI outlets when necessary.	1	\$0.00	\$0.00
Monuments	HL C9 1 Story	HL Service: 1st Story C9s on Clip, location, description, in colors we carry such as: White, Red, Green Monument Lighting Top only Left and Right Sides of Main Entrance	60	\$9.00	\$540.00
Monuments	HL Floods	HL Service: Colored Floods Flood palm tree tops behind monuments both sides of entrance 7x2=14 in color. Green	14	\$56.70	\$793.80
Monuments	HL Minis	HL Service: Minis 5mm wide: location, description, colors we carry, per 50 illuminations Front entrance first set of ligustrum closest to monuments light trunk wrap and canopy red 3x2=6 6x2=12	18	\$27.50	\$495.00

Entrance Palm Trees	HL Mini Wrap	HL Service: Trunk Wrap: Mini's 5mm wide: location, description, per 50 illuminations Warm White Entrance Palm Tree Wraps to Approximately 9'H Left 6 Palms Center Island 2 Palms at very front of traffic median at entrance Right 6 Palms 12Palms Total 14x 4=56	56	\$33.00	\$1,848.00
Entrance Palm Trees	HL Mini Wrap	HL Service: Trunk Wrap: Mini's 5mm wide: location, description, per 50 illuminations Next section of road set of Palms 6 on each side of road Entrance with Trunk Wrap in Warm White 6x4=24	24	\$33.00	\$792.00
Guard House	HL C9 1 Story	HL Service: 1st Story C9s on Clip, location, description, in colors we carry front and side roof of Guardhouse 46	46	\$9.00	\$414.00
Guard House	HL Wreath 36	HL Service: 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story Installed with Permanent anchor in Gable facade	1	\$143.00	\$143.00
Guard House	HL Floods	HL Service: Colored Floods for Magnolias by Guard House	4	\$56.70	\$226.80
Intersection	HL Minis	HL Service: Minis 5mm wide: location, description, colors we carry, per 50 illuminations for shrubs around Lit Monument sign red or candy cane twinkle	14	\$27.50	\$385.00
Clubhouse	HL C9 1 Story	HL Service: 1st Story C9s on Clip, location, description, in colors we carry for Clubhouse monument outline	10	\$9.00	\$90.00
Clubhouse	HL Mini Wrap	HL Service: Trunk Wrap: Mini's 5mm wide: location, description, colors we carry, per 50 illuminations For triple Roebellinis L& R of monument trunk wrap plus fronds 3x2x3=18 3x2x3=18	36	\$33.00	\$1,188.00
Clubhouse	HL Wreath 48 2nd Story	HL Service: 2nd Story - 48" Pine style Wreath w Warm White Minis & 12" Dimensional Red Bows; Location on Front Gable Shutter Detail	1	\$311.00	\$311.00

Clubhouse	HL C9 2 Story	HL Service: 2nd Story C9s on Clip, location, description, in colors we carry 84 linear feet	84	\$15.50	\$1,302.00
Clubhouse	HL Mini Wrap	HL Service: Trunk Wrap: Mini's 5mm wide: location, description, colors we carry, per 50 illuminations for R side of entrance Roebellini 3x3=9 plus fronds 3x3=9 =18 and L side Ligustrum trunk wrap and canopy wrap 14 18+14=32	32	\$33.00	\$1,056.00
Cords, Timers, Ladder, Etc	HL Extension Cord	Electrical Extension Cord	16	\$22.95	\$367.20
Cords, Timers, Ladder, Etc	HL Timer Sunset	HL Service: Sunset Timer or Photocell	10	\$14.95	\$149.50
Cords, Timers, Ladder, Etc	HL Ladder 3 story	HL Service: OSHA High Ladder Work / Roof Set Up Additional	1	\$125.00	\$125.00

Subtotal	\$10,226.30
Tax	\$0.00
Total	\$10,226.30

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Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

The Groves Golf and Country Club

7924 Melogold Circle
Land O' Lakes, Florida 34637

Quote #2120

Sent on May 15, 2025

Total \$11,411.82

Product/Service	Description	Qty.	Unit Price	Total
#A1 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	13	\$125.00	\$1,625.00
#A1 Materials- Roofline C9-18"-WW	Location: Clubhouse, parking lot facing- 650ft Materials- C9 Lights 18" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	0.6	\$1,690.00	\$1,014.00
#A2 Labor-Wreath above entry into clubhouse	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	2	\$90.00	\$180.00
#A2 Materials- 36" Sequoia Fir pre-lit wreath (Not in the photo mock up- above main entry way)	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	0.6	\$205.00	\$123.00
#A5 Labor-Wrap 2 triple Robellini Palms	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	3.5	\$90.00	\$315.00



Tampa Holiday Lights

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(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
#A5 Materials- Group of 3 small palms	Materials: (6) 70 5mm Wide Angle Green lights LED Mini Lights 4" on green wire (\$126.00) Extension Cords (\$23.00) Timers: (\$25.00)	1.2	\$174.00	\$208.80
#C1 Labor-C9's on top of monument	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
#C1 Materials-C9 lighting lining top of both monument	Location: Materials-C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s)	0.6	\$420.00	\$252.00
#C3 Labor-Wrap palms behind signs	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00
#C3 Materials- Palm Tree (Base only; 7-15 Foot)	Materials: (3) (7) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$147.00) Extension Cords (\$13.00) Timers: (\$25.00)	1.8	\$185.00	\$333.00
#C4 Labor- Wrap set of 3 palms (12 palms total on entrance way)	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	12	\$90.00	\$1,080.00
#C4 Materials- Palm Tree (Base only; 16-25 Foot)	Materials: (12) (10) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$210.00) Extension Cords (\$13.00) Timers: (\$25.00)	7.2	\$248.00	\$1,785.60



Tampa Holiday Lights

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Product/Service	Description	Qty.	Unit Price	Total
#D1 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	4	\$125.00	\$500.00
#D1 Materials- Roofline C9-12"-WW	Location: Guard house roofline 360 degrees Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	0.6	\$420.00	\$252.00
#D2 Labor-Wreath on guardhouse	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	2	\$90.00	\$180.00
#D2 Materials- 36" Sequoia Fir pre-lit wreath	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	0.6	\$205.00	\$123.00
#D4 Labor- Magonlia base	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	9	\$90.00	\$810.00
#D4 Materials- (2) Magnolia base of tree and a few branches	Materials: (14) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green wire (\$294.00) Extension Cords (\$45.00) Timers: (\$25.00)	1.2	\$364.00	\$436.80



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
#D8 Labor-Wreath splitting gates in half as they enter and close	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	8	\$90.00	\$720.00
#D8 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1.2	\$285.00	\$342.00

Subtotal	\$11,090.20
Card Fee (2.9%)	\$321.62
Total	\$11,411.82

2025 One year Leasing Price: \$11,090.20

This quote is valid for the next 30 days, after which values may be subject to change.

5E

**FIRST ADDENDUM
TO THE LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES AGREEMENT**

This First Addendum to the Landscape and Irrigation Maintenance Service Agreement, dated April 1, 2024 (the “**Agreement**”), is made and entered into effective as of July 23, 2025, by and between **The Groves Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida (the “**District**”), and **The Davey Tree Expert Company**, an Ohio for profit corporation registered to do business in the State of Florida (the “**Contractor**”).

RECITALS

WHEREAS, the District and the Contractor previously entered into The Agreement to provide for certain landscape and irrigation maintenance services for District property; and

WHEREAS, the District and the Contractor desire to provide pre-authorization for certain rates applicable to emergency clean-up services following natural disasters or other emergencies resulting in damage to the District’s landscaping or irrigation, in accordance with Section 5 of the Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Emergency Services.**

- a. Following a natural disaster or other emergency resulting in landscape or irrigation damage, the Contractor is authorized to perform necessary tree removal, tree maintenance, debris cleanup, and dumping (together, the “**Emergency Services**”) at the unit prices set forth at **Exhibit A, up to the amount of \$5,000 per emergency event**, without additional prior authorization.
- b. For all Emergency Services exceeding \$5,000, Contractor shall proceed only upon written authorization from the District.
- c. All Emergency Services shall comply with the terms of Section 5 of the Agreement.
- d. Contractor shall notify the District as soon as practicable upon commencing any Emergency Services.
- e. Invoices for Emergency Services shall provide an itemized description of the work performed and the unit prices and quantities applicable to the work.

2. **Affirmation of Agreement.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in this Addendum, nothing herein shall modify the rights and obligations of the parties under the Agreement.

The Davey Tree Expert Company

**The Groves Community Development
District**

DocuSigned by:

APRIL PURSLEY

By:

Print Name: April K. Pursley

Signed by:

By:

Jimmy Allison, Chairman

Chairman of the Board of Supervisors

EXHIBIT A

5. **Hourly Rates.** Unless other rates are agreed to in a writing identified as an amendment to this Agreement and signed by both parties, Customer agrees to pay for Davey's services at the following hourly rates:

Personnel	Hourly Rate
Skid Steer: Includes One Operator	\$150.00
Tractor: Includes One Operator	\$150.00
Excavator: Includes One Operator	\$250.00
Wheel Loader: Includes One Operator	\$350.00
Crane: Includes One Operator	\$750.00
Bucket Truck: Includes One Operator	\$275.00
Dump/Debris Trailer: Operator is Included in Truck Charge below	\$135.00
Truck: Includes One Operator	\$95.00
Grapple Truck: Includes One Operator	\$595.00
Stump Grinder: Includes One Operator	\$250.00
Grounds Crew Member:	\$125.00
Additional Operators / Tree Crew Members:	\$125.00
On-Site Project/Safety Manager:	\$95.00
Lodging and Per Diem-Daily per Crew Member:	\$165.00
Price per yard of debris to be hauled and disposed of	TBD
Tub/Horizontal Grinder	\$1,250.00
Drive Time	\$85.00
Heavy Equipment Mobilization	TBD

SIXTH ORDER OF BUSINESS

6C



Printed: Jul 25, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Jul 15, 2025

Job: SE1064 The Groves CDD
Title:
Added By: Joshua Britto

Log Notes:
21,20,19,22,4,5fn,fs,6g treated miscellaneous vegetation sump 14 treated for algae as well

Weather Conditions:

Partly cloudy with mist and fog

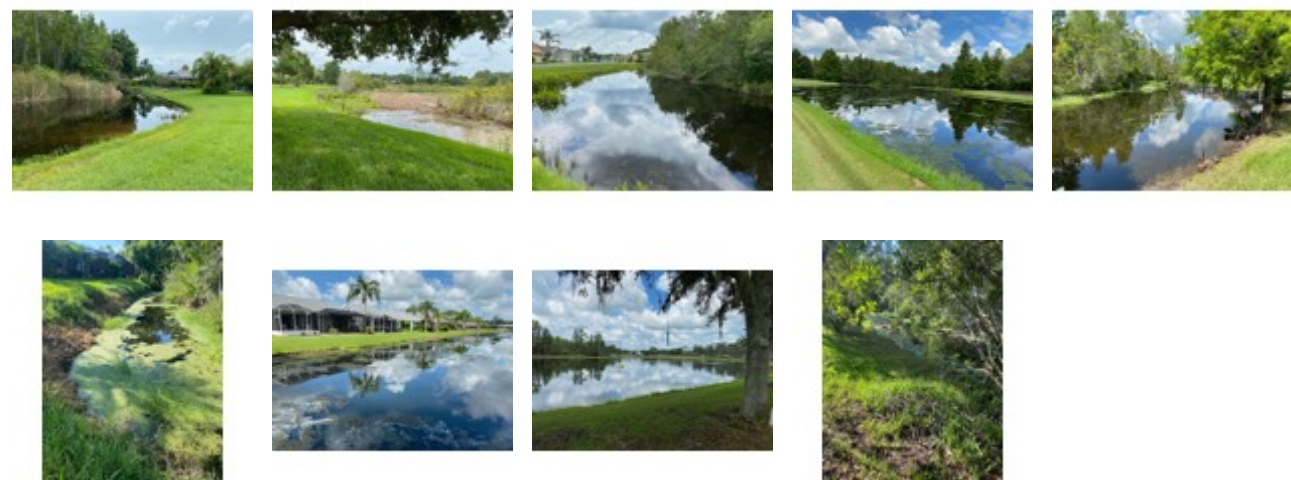
Tue, Jul 15, 2025, 1:17 PM



87°F
72°F

Wind: 5 mph
Humidity: 99%
Total Precip: 0.43"

Attachments: 9





Printed: Jul 25, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Jul 15, 2025

Job: SE1064 The Groves CDD
Title:
Added By: Richard Perez
Log Notes:
treated pond 22 for grasses and ran over the cattails

Weather Conditions:

Partly cloudy with scattered storms

Tue, Jul 15, 2025, 1:35 PM

Partly cloudy with scattered storms

89°F

73°F

Wind: 4 mph

Humidity: 98%

Total Precip: 1.51"

Attachments: 5

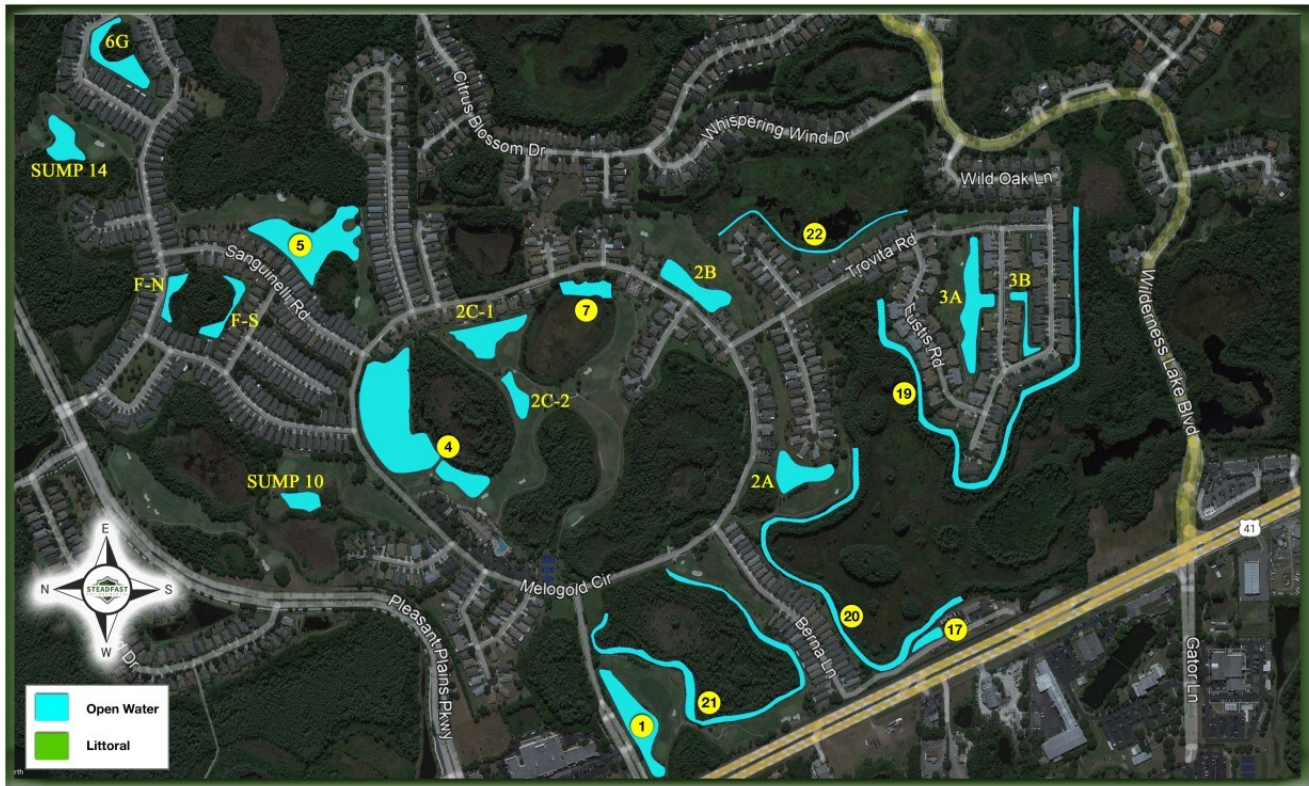




THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:



6D



Manager Report

July 20, 2025

Landscape

- Davey's pruning schedule started the crew will be back later this month to continue to prune areas that have been discussed with Davey. Butterfly garden, bushes on Berna, fence line along Festive Groves etc.
- Trees along Driving Range net trimmed. \$6K
- Palm tree trimming on CDD property will continue as Davey trains staff to climb.
- Florida Friendly Landscape will be scheduling some presentations for the residents in the next few weeks. Dates to be determined.
- Additional tree trimming will begin in the next 2 weeks to include trees impeding street lights, a dead pine at the clubhouse near the driving range, and a large leaning cedar bush on Melogold.
- 67 dead bushes removed at front entranceway Festive Groves we still need some additional ones removed.

Ponds

- Steadfast is treating and working on our ponds to try and combat algae blooms. Lyngbya the black algae will be treated over a month's course of applications. When it is sprayed the fountain will not be able to run due to the treatment.

Restaurant

- Dedicated electrical outlet for smoker required. A quote for this was provided to the restaurant.
- Acoustic panels on backorder for restaurant walls. Projected new date of arrival September 5th.
- Restaurant has added additional dates for your summer entertainment.

Pool

- The GBB scheduled for repair on July 24, 2025.
- Propane heater adjusted and operational as of July 8, 2025.
- Central bug and termite sprayed for ants and bugs on pool deck.
- Valve auto fill adjusted to ensure water levels are consistent.
- River Rock ordered for around the backside of pool canopy. New delivery date TBD we were rained out on his original date.

- Please be sure you are putting cushions back and lowering umbrellas prior to existing in the pool area.

Field & Maintenance

- Kinnow depression we should see activity begin sometime next week weather permitting.
- Melogold depressions will be started by Site- One they will be done by Friday, July 25th weather permitting.
- Clubhouse pressure washing completed.
- Community sidewalk pressure washing completed.
- District Engineer on site to confer with Davey on joint irrigation project Cleopatra.
- District Engineer in communication with SWFWMD regarding conservation walk.
- Clubhouse Air conditioners maintain pressure and are providing cool air. Daily monitoring is in place.
- Lanai split unit was repaired in house by our new team member Joseph and Dylan.
- Pool Shower repaired by our new team member Joseph.
- RV Parking Area scraped up all acorns, weed whacked and blown off.
- Facia audit completed by watertight we are awaiting the proposals for the repairs needed.
- Pool Equipment Structure scheduling to begin first week in August
- Pool Canopy 3 weeks out per manufacture to Alston's office manager.
- Transition ramps installed at Front golf cart gate.

Administrative

- Electronic sign broken new receiver on back order.
- Researching new bases for microphones due to defective buttons.
- Reached out to Audio / Visual Companies for sound improvement in ballroom. 1 company to be onsite Monday to give bid 2 other companies will not bid looking for additional companies for this project.
- Certified Letter sent by District Counsel to Martin Aquatics and Poolworks.
- Paving companies contacted for proposals on additional gold cart parking.
- Final proposed budget highwater mark 4% increase sent to county letters have been mailed to residents.
- Review with EGIS for upcoming insurance policy.
- Called for update to reserve study.
- District Counsel call scheduled for Monday to discuss items from July meeting.
- Hurricane and Emergency Manual being prepared for CDD amenities.
- Back Gate Incidents we have collected \$700 and \$1279.00 for damages. This money will be used to buy replacement poles to have on hand.
- ECS contract signed and sent to ECS for camera monitoring and health checks.
- Gathering quotes for potential capital projects for the ballroom, lobby and cardroom to be used for our capital project workshop.
- First Tee program has been well attended. The CDD is donating the room used for this program for the summer.

FRONT / BACK GATE

- All resident kiosk listings submitted and awaiting final upload.
- Fire Marshall and Accurate coordinating time to conduct final testing of the SOS yelp system.
- Residents should begin receiving tutorials and training videos from Accurate Electronics. It will come from them NOT via MailChimp. Check your spam folders.

SEVENTH ORDER OF BUSINESS

7A

**MINUTES OF MEETING
THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday July 8, 2025, and called to order at 10:02 am at The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, Florida 34647.

Present and constituting a quorum were:

Jimmy Allison	Chairperson
Richard Loar	Vice Chairperson
Sandy Cross	Assistant Secretary
Joel Watkins	Assistant Secretary
Jim Lewis	Assistant Secretary

Also present were:

Wendi McAnn	District Manager
Jayna Cooper	District Manager
Grace Rinaldi	District Counsel
Clint Robinson	Assistant District Manager
Jennifer Daskevich	Restaurant Representative
Wally	Davey Tree
Seam	Davey Tree
April	Davey Tree
Matt	Steadfast
Buzzeo	
Audience Members	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. McAnn called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

The Board received an update from Matt, a representative with Steadfast, regarding Pond 3A. Discussion ensued regarding the prescription to combat the Lyngbya. Further discussion was held regarding 6G and how to address the narrowing of the waterway due to the overgrowth of various grasses.

April, Seam, and Wally, from Davey Tree, updated the Board on property maintenance and provided proposals which the Board accepted.

July 8, 2025

THE GROVES CDD

On MOTION by Mr. Loar seconded by Mr. Watkins, with all in favor, motion to receive proposals from Davey Tree, carried.

Ms. Daskevich provided the Board with a new menu and asked the community to support the restaurant this summer.

The Board received audience comments regarding the appearance of the property, Environmental/Conservation Walk agenda, and the dissatisfaction on the agenda item to officially close this amenity.

Mr. Buzzeeo provided the Board with beautification documents.

On MOTION by Mr. Loar seconded by Mr. Cross, with all in favor, motion to receive beautification documents, carried.

Residents spoke regarding the current road conditions and additional security for the community.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Report and Recommendations Regarding Conservation Walk for Closure

On MOTION by Mr. Allison seconded by Mr. Watkins, with all in favor, motion for discussion of Conservation Walk Closure, carried.

Mr. Allison presented his report on what the costs for each homeowner would entail to redo the Conservation Walk and the reason for the Board choosing to close the structure.

Discussion ensued. Ms. Rinaldi commented on permits, ERP's, and other requirements for the project.

On MOTION by Mr. Allison seconded by Mr. Lewis, motion to abandon the Conservation Walkway failed. 0-5

The Board requested that Mr. Brletic and Ms. Rinaldi obtain more information regarding this project and present the information to the Board for consideration.

B. Consideration of Davey Tree Mainline Repair at Cleopatra St. Proposal

Discussion ensued regarding the Mainline Repair proposal. The Board has decided to table this proposal at this time and request Ms. McAnn and Ms. Cooper obtain additional proposals to be presented for consideration.

July 8, 2025

THE GROVES CDD

C. Consideration of Accurate Electronic Clubhouse Security Proposal

Discussion ensued regarding the Accurate Electronic proposal. The Board has decided to table this proposal at this time and request Ms. McAnn and Ms. Cooper obtain additional proposals to be presented for consideration.

D. Report of Capital Projects and Reserve Planning – Workshop Date

Discussion ensued regarding Capital Projects and Reserve Planning to establish a workshop date. After the discussion the Board decided to hold the meeting after Fiscal Year end and after the Reserve study has been completed.

E. Review of FY2026 Budget Narrative

No discussion was held by the Board, the next order of business followed.

F. Discussion Recommendation on Additional Security

Discussion ensued regarding additional security recommendations from the advisory board.

Mr. Lewis recommended the purchase of two cell phones. These cell phones would be carried by designated board members for residents to call in case of after-hour emergencies.

Mr. Watkins and Ms. Cross volunteered to carry the emergency after-hour cell phones.

Ms. Rinaldi advised at length that policies needed to be established regarding the purchase and purpose of the after-hours emergency cell phones. Ms. Rinaldi also pointed out the district already has staff for this purpose.

Further discussion ensued.

On MOTION by Mr. Watkins seconded by Mr. Cross, with all in favor, motion to purchase two cell phones contingent on policies being placed and reviewed by District Counsel, carried.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Rinaldi reminded the Board they needed to be sure to file their Form 1.

B. District Engineer

There being none, the next order of business followed.

C. Aquatics Report

The Board had no discussion points regarding the aquatics report.

D. Clubhouse Manager**i. Clubhouse Manager Report**

Ms. McAnn and Mr. Robinson presented their written report to the Board along with updates on the pool, landscaping, and restaurant repairs.

July 8, 2025

THE GROVES CDD

E. District Manager

Ms. McAnn asked the Board if they were comfortable removing the Financials from the agenda. The Financials will be prepared and sent via email by the 20th of each month for the Board to review and any questions can be answered. The Financials would then be placed on the website by the 1st of each month.

The Board agreed to this new procedure.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of June 3, 2025, Meeting Minutes**

On MOTION by Mr. Allison seconded by Mr. Watkins, with all in favor, motion to approve the June 3, 2025, Meeting Minutes, carried.

B. Consideration of Financials for May 2025

File and receive financials.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Lewis requested a follow-up with Alston Electronics on the canopy structures, an update on street depression, front and back parking for golf carts at the Clubhouse, air conditioning, CDD trimming with Davey Tree Landscaping, and fascia fixed on the Clubhouse.

Mr. Watkins requested additional golf cart parking and an ETA for delivery of the pool canopy.

Mr. Loar requested an update on the Christmas lights, front gate golf cart path transition, and the price on new gate poles for the back and front gates that could be kept in stock on property. Mr. Loar inquired about obtaining better microphones.

Mr. Allison and Ms. Cross had no requests.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being nothing further, the meeting was adjourned.

On MOTION by Mr. Loar seconded by Ms. Cross, with all in favor, meeting was adjourned at 12:07 p.m.

District Manager

Chairperson / Vice-Chairperson