

**THE GROVES
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 2, 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
Kilinski / Van Wyk, District Counsel
Stephen Brletic, District Engineer
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager

Meeting Agenda

Tuesday, September 2, 2025 at 10:00 a.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. Business Items**
 - A. Review of 2024-2025 Goals and Objectives..... Page 3
 - i. Fiscal Year 2025 Meeting Ad Affidavit Page 5
 - B. Consideration of 2025-2026 Goals and Objectives..... Page 6
 - C. Review of Turn Bar Contract..... Page 10
 - D. Consideration of FIA Renewal Proposal
 - i. FIA Package Page 32
 - ii. FIA Workers Compensation Package Page 49
 - E. Report on Conservation Walk
 - i. Engineer's Report on Conservation Bridge Page 52
 - ii. Egis Risk Management Response on Conservation Walk Page 55
 - iii. Review of Construction Management Inc. Proposal #1122..... Page 57
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer (Report Under Other Cover)
 - C. Aquatics Report..... Page 59
 - i. Pond 3A Report..... Page 70
 - D. Clubhouse Manager Report..... Page 80
 - E. District Manager
- 6. Business Administration**
 - A. Consideration of the Minutes of the Meeting held on August 5, 2025 Page 82
- 7. Supervisor's Request**
- 8. Adjournment**

Next regularly scheduled meeting is October 7, 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

**The Groves Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

The Groves Community Development District

District Manager: _____

Date: _____

Printed Name: _____

The Groves Community Development District

0000360364-01

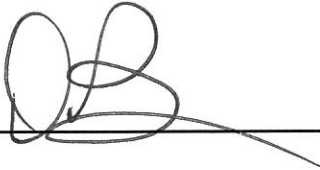
Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of: **9/22/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



 Signature Affiant

Sworn to and subscribed before me this **.09/22/2024**

 Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____

NOTICE OF MEETINGS
THE GROVES COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189, Florida Statutes, notice is being given that the Board of Supervisors of The Groves Community Development District will hold their meetings for Fiscal Year 2025 at The Groves Civic Center located at 7924 Melogold Circle, Land O' Lakes, Florida, 34637 at 10:00 a.m., unless otherwise indicated below, on the following dates:

October 1, 2024
 November 19, 2024
 December 3, 2024
 January 7, 2025
 February 4, 2025
 March 4, 2025
 April 1, 2025
 May 6, 2025
 June 3, 2025
 July 8, 2025
 August 5, 2025 at 6:30 p.m.
 September 2, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
 District Manager
 September 22, 2024

0000360364-2



Memorandum

To: Board of Supervisors

From: District Management

Date: September 9, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**The Groves Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

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Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

The Groves Community Development District

District Manager: _____

Date: _____

Printed Name: _____

The Groves Community Development District

Food and Beverage Concession Agreement

This Food and Beverage Concession Agreement is dated as of December 15, 2023 (this “**Agreement**”) and is between **The Groves Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (the “**District**”) and **A Little Gourmet Everyday, LLC** a Florida limited liability company (“**Operator**”).

Background Information

The District owns and operates a civic center that is generally open to the public from 7 a.m. to 10 p.m. on Saturday and Sunday, and 8 a.m. to 10 p.m. on Monday through Friday. The District holds a 4COPSCX civic center liquor license, as authorized by Section 561.20(2)(h), Florida Statutes, and may enter into a contract with Operator to provide food and beverage service at the Civic Center. Operator has inspected the Civic Center and acknowledges that the equipment and facilities located in the Civic Center including, but not limited to, the existing heating and air conditioning units, are adequate for the intended use of the Concession Area by Operator. The District desires to grant Operator a license to serve food and beverages at the Civic Center and Operator desires to provide such services in accordance with the terms of this Agreement.

Operative Provisions

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Definitions.**
 - a. **Civic Center:** The approximately 15,000 square foot building complex, outdoor patio, and pool area located at 7924 Melogold Circle, Land O'Lakes, Florida 34637 as depicted in the map attached hereto as **Exhibit A**.
 - b. **CDD Property:** The District owned furniture, fixtures, and equipment listed in **Exhibit B**.
 - c. **Concession Area:** The CDD Property along with the following portions of the Civic Center: the dining area (also known as the club room), bar area, kitchen, and cooler.
 - d. **Nonexclusive Areas:** Storage rooms, parking area adjacent to the Civic Center, pool, restrooms, lanai, cabana, meeting hall (including stage), catering kitchen, craft room, lanai, card room, and cardroom patio.
3. **Grant of License to Use District Property.** For the purpose of providing food and beverage services, and in consideration of the agreements contained herein, the District hereby grants the non-transferable licenses to Operator as stated below:
 - a. An exclusive license to use the Concession Area for Operator’s operations.
 - b. A non-exclusive license to use the Nonexclusive Areas for Operator’s operations.
 - i. Nothing herein shall create any first right of refusal or first right to bid for events held outside of the Concession Area. The District and its patrons are not obligated to use the Operator for events scheduled through the District, they may use any catering company, bring their own food, have food delivered, etc...
 1. However, the District will inform anyone inquiring about hosting events in the Civic Center about Operator’s onsite catering and event planning services.
 - ii. Operator may desire to use or rent space for community functions or private events, based upon availability, in accordance with the District’s rental policies and shall coordinate such functions or events with the District’s Clubhouse Manager and complete any required agreements or forms.
 - c. **Operator has only a limited license interest in the Concession Area and has no ownership interest whatsoever. Nothing in this Agreement shall be construed to grant Operator a**

lease, sublease, easement, or any other conveyance of any interest in or to the areas or to anything contained therein or thereon.

4. Liquor License.

- a. The parties agree that liquor service is regulated in accordance with the liquor license.
- b. During the term of this Agreement, the District shall transfer the District's liquor license free and clear of any liens or debts to Operator in accordance with the provisions of Section 561.20(2)(h), Florida Statutes.
- c. Operator shall at all times qualify for and maintain in good standing its status as an active licensee on the liquor license, in compliance with all federal, state and local requirements.
- d. Operator shall abide by the terms of the liquor license at all times.
- e. Operator shall obtain and maintain the status of a responsible alcohol vendor, pursuant to Section 561.705, Florida Statutes, require responsible alcohol vendor training for all employees serving alcohol, and provide proof of all such training and responsible alcohol vendor status to the District within 15 days after opening for business. Operator shall provide written proof of all such training to the District each year.
- f. Operator shall pay the District 50% of the statutory fees for transferring and renewing for the liquor license.

5. Concession Fee and Utilities Charges.

- a. Beginning on August 1, 2024 the Operator shall pay to the District a monthly rate of \$300.00 per month (the "**Concession Fee**"), plus applicable sales tax.
- b. Beginning on February 1, 2024 or the first day of the month after Operator takes possession and is open for business, the Operator shall pay to the District the cost of the electricity and potable water for the Concession Area (the "**Utilities Charges**") at the rate of \$300.00 per month.
- c. The Operator will pay the moneys owed for the upcoming month by the first business day of each Month. The District shall submit an invoice or other documentation needed by Operator.

6. Security Deposit.

- a. By January 8, 2024, the Operator shall pay the District a security deposit in the amount of \$3,000.00 (the "**Security Deposit**").
- b. The District shall place the Security Deposit in escrow in an interest bearing account and subject to the terms of this Agreement will return the Security Deposit to Operator with interest.
- c. In the event of any application of the Security Deposit, Operator shall, upon demand, restore the Security Deposit to its original amount within 3 business days.
- d. The Security Deposit shall not be considered a measure of District's damages for any default by Operator under this Agreement, nor shall the Security Deposit be considered a measure of Operator's damages for any default by District under this Agreement.
- e. If Operator complies with all of the terms and conditions of this Agreement and promptly pays all Concession Fees and other amounts due under this Agreement as and when they become due, the Security Deposit shall be returned in full to Operator upon termination of this Agreement.

7. Term and Renewal.

- a. The initial term of this Agreement commences no sooner than January 15, 2024 (this time frame may be delayed upon mutual agreement to allow time for the completion of some of the District's responsibilities outlined below) and ends on December 31, 2025.
- b. Upon conclusion of the initial term, this Agreement shall automatically renew each calendar year (January 1- December 31) until terminated pursuant to the provisions below.
- c. The District shall have the option to request negotiation of the Concession Fees and Utilities

Charges for the upcoming calendar year if it provides notice to the Operator by October 1 of each year. Failure to provide such notice will result in the Agreement being automatically renewed at the same Concession Fees and Utilities Charges.

8. **District Responsibilities.** The District, at its sole cost and expense, is responsible for
 - a. performing the work requested by Operator described in **Exhibit C**. The District will take input and feedback from the Operator for the details related to the work and will communicate with the Operator regarding the schedule, status, and other relevant information related to the work.
 - b. The maintenance, repair, or replacement of the following areas of the Civic Center that relate to the Concession Area:
 - i. Roof
 - ii. Air Conditioning/Heating system
 - iii. Plumbing and Sewage System (excluding the grease traps).
 - c. Replacing the flooring in the dining area of the Concession Area as needed.
 - d. Cleaning and maintenance of the flooring of all common areas in the Civic Center (excluding the Concession Area and any spills or damage caused by Operator)
 - e. Regular pest control in the common areas and perimeter of the Civic Center.
 - f. When there is no fault or negligence by the Operator, repairs or replacement of all District owned furniture, fixtures, equipment in the Concession Area, including, but not limited to, the grease traps, the walk-in cooler, exhaust hoods, related fire suppression equipment required by Pasco County, and CDD Property.
 - g. The maintenance of the walk-in cooler.
9. **Acceptance of Condition of Concession Area.** Upon Operator taking possession of the Concession Area for Operator's operations under this Agreement, Operator and a District representative will schedule a meeting on site to test all of the equipment together and assess the condition of the equipment. Should there be any issues with the equipment, the parties will come to a mutual agreement on how to rectify the issues.
10. **Operator's Responsibilities.**
 - a. ***General.*** Operator agrees to keep the Concession Area clean and orderly and perform their operations using industry best practices and with a customer service-oriented mindset. Operator shall use all due care to protect the property of the District, its residents and landowners from damage. Operator shall operate and maintain the Concession Area in good repair and in a safe condition. Operator's hours of operation will be agreed upon in writing by the parties after Operator sends out a survey to the community and presents a plan to best fit the needs of the community. Once the hours of operation are established, except for temporary emergencies or situations outside of Operator's control, Operator may not change them without written agreement by the Clubhouse Manager.
 - b. ***Use of Concession Area.***
 - i. Operator shall not use or authorize the Concession Area to be used for any unlawful purpose or any use that would constitute a nuisance, or interfere with, annoy, or disturb any other party.
 - ii. Operator shall not sponsor, book, operate or allow to be operated any "R" or "X" rated events.
 - iii. Operator shall not handle, use, store or dispose of hazardous materials in, upon, under or about the Concession Area, provided that, hazardous materials in amounts permitted by law and stored in accordance with applicable law shall be permitted (i.e. cleaning materials).
 - iv. Operator may not install vending machines at the Concession Area without prior written approval from the District.

1. If Operator installs any vending machines, the parties agree that Operator shall be solely responsible for gross receipts tax remittances to the Florida Department of Revenue and display all required notices on any food or beverage vending machines in accordance with state law.
- c. **Cleaning.** Operator shall clean the Concession Area (including the flooring) and any other area utilized by Operator on a daily basis, including, but not limited to, the grease traps, the kitchen area, all fixtures, displays, signs, or improvements placed in the Concession Area by or for Operator, emptying all trash receptacles in the Concession Area and any other area utilized by Operator as needed and at the end of each business day.
 - i. Note: Operator is not responsible for removing trash produced from private events or after-hours parties.
 - ii. Operator will remove all dishes, spills, and other damage to the lanai which are related to Operator's operations in the lanai including damage to the flooring.
- d. **Maintenance.** Operator is responsible for the maintenance of the grease traps, exhaust hoods, related fire suppression equipment required by Pasco County, and CDD Property. Operator must report all such activity to the District on a monthly basis.
 - i. Operator is also responsible for replacing the light bulbs in the Concession Area.
- e. **Repair or Replacement.** If caused by Operator's fault or negligence, Operator is responsible for the cost of the repair or replacement of the grease traps, the walk-in cooler, exhaust hoods, related fire suppression equipment required by Pasco County, and CDD Property.
- f. **Copyrighted Materials.** Prior to displaying, broadcasting, or performing events that include copyrighted materials, Operator shall confirm that such copyrighted materials are included in the licenses held by the District or shall procure such licenses at its own expense.
- g. **Fire insurance standards.** The Operator will not permit the use or storage of any materials that are prohibited by the standard policies of Florida fire insurance companies in any space used by the Operator.
- h. **Other Items.** Operator is responsible for
 - i. Regular monthly pest control inside the Concession Area.
 - ii. Proper disposal of all refuse from its operations along with the adequate cleaning of the loading area located outside of the Concession Area.
 - iii. Power washing the service yard/loading area from time to time as determined by the District.
 - iv. Gas utilities, and installing its own telephone and communication lines (including cable and internet service) to serve the Concession Area, and its own point of sale system.
 - v. Compliance with Florida's food service employee training and food service manager certification requirements.
 - vi. Supervising its employees, agents, and customers.
- i. **Inspection.** The Operator shall conduct regular inspections, at least once a month, of the Concession Area and shall report or correct any irregularities.
- j. **Investigation and Report of Accidents/Claims.** The Operator shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims relating to the Concession Area.
 - i. Such report shall at a minimum include a description of any damage or destruction of the Concession Area and the estimated cost of repair.
 - ii. The Operator shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim.
- k. **Reporting.**
 - i. Operator will provide a simple monthly report to the District of its operations, and will include as applicable the following information:
 1. Monthly Sales Percentages, including ratio of food/alcohol (no financial numbers need to be included)

2. Attendance trends
3. Health Inspection Updates
4. CDD Equipment Updates
5. Upcoming Specials
- ii. Operator will provide the District written notice of all repairs which it believes District is required to make to the Concession Area in accordance with this Agreement from time to time.
 1. If the Parties are unable to agree as to the necessity of any such repairs, they shall jointly select an independent contractor who shall render its opinion regarding such repair, which opinion shall be binding on both parties.
 2. The District reserves the right to hire and supervise any and all contractors who are making any repairs which are to be paid for by District.
- iii. The Operator will provide the District a copy of any Health Department Complaints, Inspections, Reports, and any other documentation from any applicable governmental, licensing, or oversight agency within 24 hours of receipt from such entity. If an entity requires the Operator to take remedial action, then within 72 hours after receipt of such documentation the Operator will provide the District a plan to address, correct, or dispute such documentation.
- l. **Damage.** In the event that the Operator, or any of Operator's customers, cause damage to the Concession Area or other District property, the Operator shall promptly reimburse the District for the cost of restoration to, as nearly as practical, the original condition.
- m. **Taxes Related to Operations.** Operator shall pay all applicable sales tax and employment taxes incurred in the operation of the Concession Area by Operator and assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Operator.

11. Alterations.

- a. Except as provided for in Section 8.a. above, the District is not obligated to make any alterations, repairs, or upgrades to the Concession Area unless alterations are required as a result of the negligence or deliberate acts of the District or its agents.
- b. Operator shall not make any alterations, additions, or improvements to the Concession Area, without prior written consent of the District, which shall not be unreasonably withheld.
 - i. In its request for alterations, Operator must submit a copy of the proposed contractor's proposal, licenses, and insurance to the District.
 - ii. Prior to commencing any work, authorized contractors must submit a copy of their proof of insurance to the District with the District listed as an additional insured at no cost to the District.
 - iii. Copies of all invoices regarding any alterations, additions, or improvements must be sent to the District.
 - iv. Any such alterations shall be made at such times and in such manner as not to unreasonably interfere with the occupation, use, and enjoyment of the remainder of the Civic Center.
 - v. At the District's sole option and discretion, such improvements once made by the Operator may be deemed to be District property, and as such, Operator shall provide all documentation to the District of such improvements and, if required, an acknowledgement of ownership of such improvements.

12. Right of Entry. The District, its agents, and representatives shall have the right to enter into and upon any part of the Concession Area at any reasonable time during normal business hours.

- a. Operator shall not be entitled to any abatement or reduction of Concession Fee by reason thereof provided the interruption does not cause a disruption in the Concession Area business

operations for more than 2 hours.

- b. The right of the District to enter, repair or do anything else to protect its interest, or the exercise or failure to exercise the right, shall in no way diminish Operator's obligations or enlarge the District's obligations under this Agreement, or affect any right of the District, or create any duty or liability by the District to Operator.

13. Access Control.

- a. Operator shall lock and secure the Concession Area at night and at all other times they are not open for business.
- b. Operator is responsible for implementing security measures to protect any funds or assets stored at the Concession Area.
- c. The District agrees to furnish Operator a set of keys for each door entering the Concession Area. Additional keys will be furnished at a reasonable charge by the District on an order signed by Operator's authorized representative. All such keys shall remain the property of the District.
- d. No additional locks or changes to existing locks shall be allowed on any door of the Concession Area without the District's written permission, and Operator shall not make, or permit to be made, any duplicate keys, except those furnished by the District.
- e. In the event Operator loses or misplaces key(s), Operator shall be solely liable for all costs incurred by the District in changing lock(s) requiring such keys.

14. Compliance With Laws.

- a. Operator hereby covenants and agrees, at Operator's sole cost and expense, to comply with all rules, regulations, laws, or ordinances of any governmental agencies having jurisdiction over the Concession Area with respect to Operator's operations.
- b. If the Operator fails to notify the District in writing within 5 days of the receipt of any notice, order, or a report of a violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to Operator's operations or the actions or lack of action of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other applicable requirements, or fails to comply with any requirement of such agency within 5 days after receipt of any such correspondence, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- c. The Operator will meet all applicable federal, state, and local regulations governing concession food and beverage service, the Florida Department of Health, Food Safety and Sanitation regulations, the Department of Business and Professional Regulation (DBPR) mandates, including inspection and regulation of food service establishments in Florida under Chapter 509, Florida Statutes, and Florida Administrative Code, Rule 61C-4.
 - i. For additional information, visit websites:
 - 1. Florida Department of Health: <http://www.floridahealth.gov/>
 - 2. Department of Business and Professional Regulation: <http://www.myfloridalicense.com/dbpr/>.
 - ii. The Operator will meet inspection standards set by the Florida DBPR Routine Food Inspections, and the Fire Marshal.
 - 1. See: <http://www.myfloridalicense.com/dbpr/index.html>.
- d. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Operator.

- 15. Signs.** Operator shall not place or authorize any other party to place any sign or other advertising matter or material upon the Concession Area without the written consent of the District. Operator may use the digital sign located at the entrance to the community to publicize information about specials and events at the Concession Area.

16. Loss, Damage, Condemnation, Destruction.

- a. The District shall not be liable for any interruption or failure of utility services furnished through the District to the Concession Area, unless caused by the negligence or intentional acts of the District or its representatives.
- b. All personal property belonging to Operator or to Operator's agents, employees, licensees, located on, in or about the Concession Area shall be there at the sole risk of Operator or such other person.
- c. Each party is responsible for repaying the other party for any damages or costs (including attorneys' fees and costs) that are incurred as a result of the negligence or intentional acts of the offending party.
- d. The District shall not be liable for any loss Operator may incur by reason of break-ins, burglaries, theft, or acts of vandalism.
- e. The District shall not be liable to carry fire, casualty, or extended damage insurance and will not be liable or responsible for any loss or damage to any property or person occasioned by theft, fire, water, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition, or order of governmental body or authority, or inconvenience which may arise through repair or alteration of any part of the building, its equipment or mechanical systems or failure to make any such repairs or from any cause whatsoever unless caused solely by the District's negligence.
- f. In the event of any condemnation, District shall be entitled to all compensation to be paid by the condemning authority, except that Operator may pursue any claim Operator may have against the condemning authority for business interruption, loss of profits, or moving expenses.
- g. If the Concession Area is totally destroyed or substantially damaged by fire or other casualty, both the District and Operator shall have the option of terminating this Agreement giving written notice at any time within 30 days from the date of such destruction.
 - i. If this Agreement be so terminated, all Concession Fee payments shall cease as of the date of such destruction and any prepaid Concession Fee shall be refunded.

17. Liens and Claims. The Operator shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Operator shall keep the property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Operator's performance under this Agreement, and the Operator shall discharge any such claim or lien within 30 days.

18. Default and Remedies.

- a. It shall be an "Event of Default"
 - i. If either party violates or fails to perform any obligations and such violation or failure shall continue for 15 days after written notice
 1. If such default is of a nature that it cannot reasonably be cured within 15 days, it shall not be an Event of Default if the party commences to cure within such 15 day period and diligently prosecutes such cure to completion within the time reasonably required for such cure, not to exceed 60 days;
 - ii. If Operator declares bankruptcy or seeks reorganization, liquidation, dissolution or similar relief;
- b. For an Event of Default relating to Operator's cleaning, repair, maintenance, or replacement obligations the District reserves the right to correct any deficiencies and issue an invoice to the Operator for the cost.
 - i. If the Operator fails to pay the invoice within 30 days of receiving it, the District may terminate this Agreement with 5 days' notice.
- c. The District may apply all or part of the Security Deposit toward payment of the Concession

Fee, Utilities Charges, or any loss or damage sustained by District.

- d. The remedies in this Section shall not be exclusive and the parties may exercise all rights and remedies available at law or in equity, and the selection of any one remedy will not prejudice the ability to utilize any other remedy.

19. Non-Waiver. No waiver of any covenant or condition of this Agreement by either party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

20. Force Majeure. Neither party shall be liable for or responsible to the other party for any loss or damage to any property or person occasioned by act of God, public enemy, injunction, riot, strike, insurrection, war, court order, pandemic, requisition, or order of governmental body or authority.

21. Insurance.

- a. Operator shall, at Operator's expense, obtain and keep in force during the term of this Agreement:
 - i. its own insurance to insure its personal property against loss by fire or other casualty
 - ii. fire legal liability insurance in the minimum amount of \$50,000.
 - iii. commercial liquor liability with a limit of not less than \$1,000,000
 - iv. a commercial general liability insurance policy insuring against any liability arising out of the use or occupancy, by Operator in the minimum amount of \$1,000,000 per occurrence and \$100,000 for property damage.
- b. Certificates naming the District as an "additional insured" shall be delivered to the District within fifteen 15 days of this Agreement.
- c. Operator shall also furnish the District with a renewal certificate for each such policy at least 10 days prior to the expiration date of such policy.
- d. Such insurance certificates must contain a provision that it may not be cancelled without 30 days written notice to the District.
- e. Operator shall maintain workers' compensation insurance for its employees as required under Florida law.

22. Indemnification. Operator agrees to indemnify and hold the District and its officers, agents, and employees harmless from any and all liability, fines, penalties, damage, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, any negligence, breach, violation, or non-performance of any condition hereof on the part of Operator, its agents, or employees. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

23. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

24. Governing Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

- 25. Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- 26. Relationship Between the Parties.** Nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the parties. Neither party shall have the right to make any contract or commitment for, or on behalf of, the other party without the prior written approval of the other party.
- 27. No Option Contract.** Submission of this Agreement by the District to Operator for examination and signature does not constitute an offer or option contract. This Agreement will be effective only upon execution and delivery by both Operator and the District.
- 28. No Brokerage.** Operator warrants and represents that it has not dealt, consulted or negotiated with any real estate broker or agent in connection with this Agreement.
- 29. Radon Gas.** This disclosure is required by section 404.056, Florida Statutes. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.
- 30. Public Records.** As required under Section 119.0701, Florida Statutes, Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Operator upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FLORIDA 33071.

- 31. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Operator represents that in entering into this Agreement, the Operator has not been designated as a "scrutinized company" under the statute and, in the event that the Operator is designated as a "scrutinized company", the Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.

32. E-Verify. Pursuant to Section 448.095(2), Florida Statutes,

- a. Operator represents that Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Extension, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Extension as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Operator and the Operator will immediately terminate its contract with the subcontractor.
- c. If this Agreement and this Extension thereto is terminated in accordance with this section, then the Operator will be liable for any additional costs incurred by the District.

33. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

34. Assignment. Operator covenants and agrees not to encumber or assign this Agreement without prior written consent and release of the District. Such assignment shall in no way relieve Operator from any obligations hereunder for the payment of Concession Fees or the performance of the conditions, covenants, and provisions of this Agreement.

35. Termination Without Cause. After the initial term of this Agreement, either party may terminate this Agreement, without cause and at any time, with 180 days written notice to the other party.

36. Surrender of the Concession Area and Property upon Termination.

- a. Upon termination of this Agreement, Operator shall cooperate with the District to promptly and immediately cause the withdrawal of Operator's name on the liquor license and complete all applications, paperwork and filings necessary to restore the District as the sole licensor or substitute such other licensor as may be requested by the District, in accordance with all applicable requirements.
- b. Upon the effective date of termination of this Agreement, Operator shall surrender the Concession Area to District, together with all CDD Property, in broom clean condition and in good working order and repair, reasonable wear, and tear excepted.
- c. Operator shall surrender to District all keys for the Concession Area and give to District an explanation of the combinations for all locks and safes, if any, that will remain in the Concession Area after the termination of this Agreement.
- d. In the event of Operator's failure to surrender the Concession Area in good repair, the District may restore the Concession Area to its prior condition subject to normal wear and tear and may pursue all available remedies under law against Operator for damages incurred by District to restore the Concession Area.

37. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

- 38. Severability.** If any term or provisions of this Agreement or the application thereof to any person or circumstances, shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to any person or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.
- 39. Survival.** All provisions related to the liquor license, hazardous waste, access control, insurance, loss or damage, representations by Operator, and the indemnities shall survive the termination of this Agreement.
- 40. Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.
- 41. Exhibits.** The following exhibits are made a part of this Agreement.

Exhibit A	Map of The Groves Civic Center
Exhibit B	Inventory List For CDD Property (Furniture, Fixtures, and Equipment)
Exhibit C	Operator's Requests of Work to be Performed by the District

- 42. Notices.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
 c/o Inframark
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544
 Attn: Jayna Cooper
jayna.cooper@inframark.com

To the Operator:
 2707 Breezy Lake Lane
 # 106
 Land 'O Lakes, FL 34638
 Attn: Jennifer Daskevich
jennifer@deviledpig.com

- 43. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the date first above written, by their respective officers or parties thereunto duly authorized.

**The Groves
 Community Development District**


 Bill Boutin
 Chair of the Board of Supervisors

A Little Gourmet Everyday, LLC

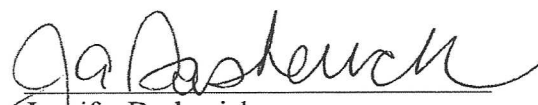
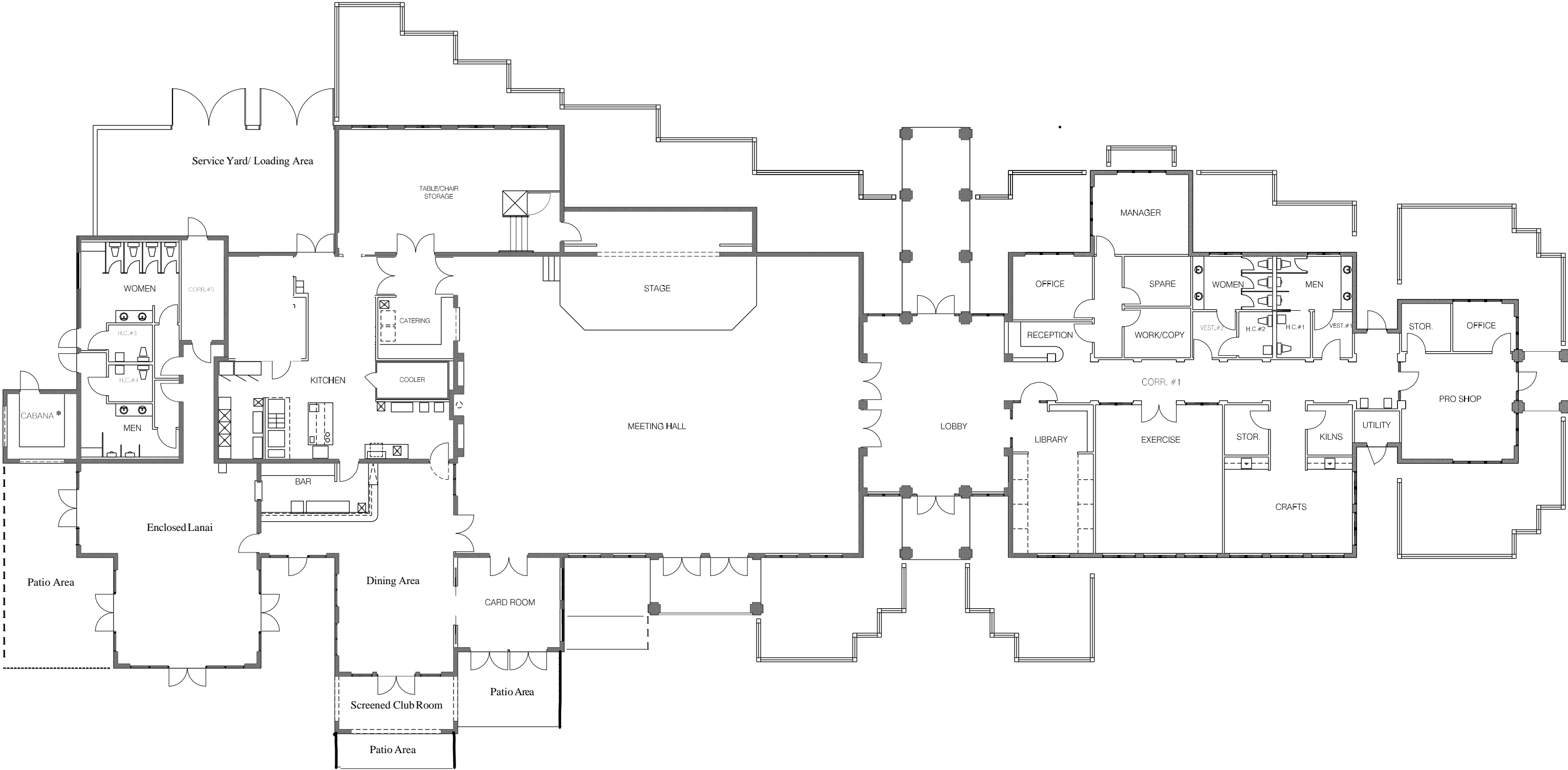

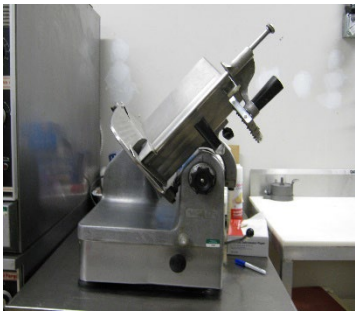










 Jennifer Daskevich
 CEO


Exhibit A to the Food and Beverage Concession Agreement






Map of The Groves Civic Center















Inventory #	Item Description	Item Name
1512		Prep Sink Right drainboard Regency 57" 16 Gauge stainless steel two compartment commercial sink & drain board 17" x 17" x 12" bowls #600S2171718GRT- EA \$358.99
1528		Meat Slicer
1530		Mixer
1527		Convention Oven
1526		Convention Oven







Inventory #	Item Description	Item Name
1514		Food Processor
1513		Toaster
1509		Microwave
1531		Dish Pit Dry Table
1504		Dishwasher
1534		Dish Pit Rack




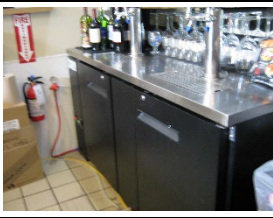
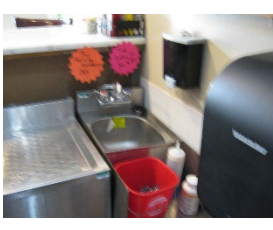

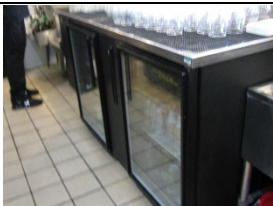
Inventory #	Item Description	Item Name
1522		Rack Walk in COOLER Regency 18" x 36" green Epoxy 74" #460EG1658KIT-KIT
1520		Rack Walk in Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1891KIT-KIT \$132.10
1521		Rack Walk in COOLER Regency 18" x 36" green Epoxy 74" #460EG1663KIT-KIT
1034		2 Racks Walk in COOLER Regency 18" x 36" green Epoxy 74"
1035		Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1836KIT-KIT \$65.10

Inventory #	Item Description	Item Name
1037		Handwash Sink Regency 12" x 16" Wall mounted hand sink with Gooseneck Faucet \$75.50 #600HS12-EA
1519		Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1821KIT-KIT \$132.10
1518		Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1833KIT-KIT \$65.10
1517		Dry Rack Storage Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1861KIT-KIT \$132.10
1516		Dry Rack Storage Regency 18" x 48" Epoxy 4-shelf kit with 74" posts #460EG1848KIT \$72.49

Inventory #	Item Description	Item Name
1511		Dish Wash (3) sink Regency 16 Gauge stainless steel three compartment sink 24" x 18" x 14" bowls \$529.01 #600S3182X-EA
1009		Freezer
1038		Freezer
1039		Double Fryer
1040		Double Fryer
1010		Hood Vent

Inventory #	Item Description	Item Name
1506		Steam Table
1042		Line Cooler
1508		Freezer
1535		Stove/Oven
0300		Heat Lamp
0288		Plate Warmer

Inventory #	Item Description	Item Name
1043		Prep Table
1515		Coffee Warmer Avantco W53 step up double burner decanter warmer #177W53-EA \$39.10
1007		Ice Machine
1523		Paper Goods Rack 4-shelf kit with 74" posts #460EG1854K75 \$144.99
1044		Service Station 29" Trunk, Quick Brew
1045		Hand Wash Station

Inventory #	Item Description	Item Name
1046		Wire Shelf Dry Rack Storage Regency 18" x 36" green Epoxy 2 shelf 74" posts \$65.10
1047		Prep Station
1536		Beer Cooler
1537		Beer Cooler
1540		Bar Hand Wash Station
1539		Sanitizer Sink Station
1011		Bar Reach in Cooler

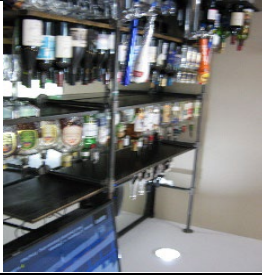

Inventory #	Item Description	Item Name
1048		Liquor Reach in Cooler
1049		Liquor Reach in Cooler

Exhibit C

Operator's Requests of Work to be Performed by the District

1. Professional installation of new flooring in dining area as approved by the Board at the 12/5 meeting
 - a. Expected to begin on January 16th and completed by January 18th
2. Professional cleaning of hood system and exhaust system with posting sticker
3. Cleaning of grease traps with receipt
4. Verification of fire extinguisher compliance with tags and expiration date clearly marked
5. Industrial cleaning including but not limited to:
 - a. emptying of fryers of all oil and debris
 - b. Cleaning of all stainless steel appliances
 - c. Cleaning of walls, ceilings and floors
 - d. Cleaning of walk-in and freezer unit
 - e. Cleaning of dish pit
6. Removal of all food items in dry storage, freezer, and walk-in
7. Fresh paint job with light bright colors
 - a. Plan to decorate with water color golf prints of famous courses and have a custom one made for this location.
8. Installation of white blinds
9. Connection of water to the Cabana



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

The Groves Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

The Groves Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125624

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$8,010,670
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$114,412

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$54,442

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

The Groves Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125624

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$54,442
Crime	\$803
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$6,561
Public Officials and Employment Practices Liability	\$3,922
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$65,728

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

General Liability includes Liquor Liability
 Occurrence \$1,000,000
 Aggregate \$2,000,000
 Deductible \$0



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

The Groves Community Development District

 (Name of Local Governmental Entity)

By: _____
 Signature

 Print Name

Witness By: _____
 Signature

 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

The Groves Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$8,010,670	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$114,412	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule

The Groves Community Development District

Policy No.: 100125624
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
1	Clubhouse		2003	10/01/2025	\$3,353,695		\$3,660,496	
	7924 Melogold Circle Land O' Lakes FL 34637		Joisted masonry	10/01/2026	\$306,801			
	Gable			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
2	Swimming Pool/Spa incl. pump system & pool furniture		2003	10/01/2025	\$1,332,500		\$1,382,500	
	7924 Melogold Circle Land O' Lakes FL 34637		On-Ground Liquid Storage Tank	10/01/2026	\$50,000			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
3	Guard House incl. Security Gates		2003	10/01/2025	\$450,000		\$455,000	
	Festive Groves Blvd & US 41 Land O' Lakes FL 34637		Joisted masonry	10/01/2026	\$5,000			
	Gable			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
4	Tennis Courts Lights		2003	10/01/2025	\$29,561		\$29,561	
	7924 Melogold Circle Land O' Lakes FL 34637		Electrical equipment	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
5	Pump House incl Pumps		2008	10/01/2025	\$297,250		\$472,250	
	7924 Melogold Circle Land O' Lakes FL 34637		Masonry Non - Combustible	10/01/2026	\$175,000			
	Gable			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
6	Maintenance Building		2003	10/01/2025	\$450,000		\$457,000	
	7519 Berna Lane Land O' Lakes FL 34637		Joisted masonry	10/01/2026	\$7,000			
	Gable			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
7	Driving range net		2003	10/01/2025	\$102,500		\$102,500	
	7924 Melogold Circle Land O' Lakes FL 34637		Non-Combustible	10/01/2026	\$0			

Sign: _____

Print Name: _____

Date: _____



Property Schedule

The Groves Community Development District

Policy No.: 100125624
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
8	Fresh Water Pump		2003	10/01/2025	\$85,000		
	7924 Melogold Circle Land O' Lakes FL 34637		Pump/Lift Station	10/01/2026	\$0		\$85,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
9	Conservation Bridge - this is closed		2003	10/01/2025	\$182,011		
	Melogold Circle & Berna Lane Land O' Lakes FL 34637		Bridges	10/01/2026	\$0		\$182,011
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
10	Fishing Pier		2024	10/01/2025	\$194,750		
	Melogold Circle & Pixie Court Land O' Lakes FL 34637		Waterfront structures	10/01/2026	\$0		\$194,750
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
11	Conservation walk - Golf Cart Path		2024	10/01/2025	\$361,932		
	Eustace Rd & Nectarine Pl Land O' Lakes FL 34637		Frame	10/01/2026	\$0		\$361,932
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
12	Golf Cart Bridge		2024	10/01/2025	\$83,416		
	Festive Groves Blvd & Melogold Circle Land O' Lakes FL 34637		Bridges	10/01/2026	\$0		\$83,416
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
13	Dog Park Fence		2006	10/01/2025	\$10,000		
	7498 Melogold Circle Land O' Lakes FL 34637		Non-Combustible	10/01/2026	\$0		\$10,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
14	Veggie Garden Fence		2009	10/01/2025	\$10,000		
	7519 Berna Lane Land O' Lakes FL 34637		Non-Combustible	10/01/2026	\$0		\$10,000

Sign: _____

Print Name: _____

Date: _____



Property Schedule

The Groves Community Development District

Policy No.: 100125624
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
15	Dumpster Enclosure		2009	10/01/2025	\$9,106			
	7924 Melogold Circle Land O' Lakes FL 34637		Masonry Non - Combustible	10/01/2026	\$0		\$9,106	
	Gable			Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
16	Flagpole		2010	10/01/2025	\$3,167			
	7924 Melogold Circle Land O' Lakes FL 34637		Non-Combustible	10/01/2026	\$0		\$3,167	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
17	Golf Cart Bridge		2024	10/01/2025	\$83,416			
	Red Blush Ln & Pleasant Plains Pkwy Land O' Lakes FL 34637		Frame	10/01/2026	\$0		\$83,416	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
18	Golf Cart Bridge		2024	10/01/2025	\$83,416			
	Tarocco Ct & Pleasant Plains Pkwy Land O' Lakes FL 34637		Frame	10/01/2026	\$0		\$83,416	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
19	Security System Kiosk & Security Equip on 5 Metal		2010	10/01/2025	\$30,883			
	Festive Groves Blvd & US 41 Land O' Lakes FL 34637		Electrical equipment	10/01/2026	\$0		\$30,883	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
20	Security System Kiosk & Security Equip on 4 Metal		2010	10/01/2025	\$32,669			
	Redblush Lane & Pleasant Plains Pkway Land O' Lakes FL 34637		Electrical equipment	10/01/2026	\$0		\$32,669	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
21	Security System at Pool Area incl. equipment on 2		2010	10/01/2025	\$10,558			
	7924 Melogold Circle Land O' Lakes FL 34637		Electrical equipment	10/01/2026	\$0		\$10,558	

Sign: _____

Print Name: _____

Date: _____



Property Schedule

The Groves Community Development District

Policy No.: 100125624
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
22	Entranceway Monuments (incl Flagpole)		2000	10/01/2025	\$13,725		\$13,725	
	Festive Groves Blvd & Land O' Lakes Blvd Land O' Lakes FL 34637		Masonry Non - Combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
23	Maintenance Shed		2001	10/01/2025	\$3,643		\$3,643	
	7519 Berna Lane Land O' Lakes FL 34637		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
24	Maintenance Garage		2001	10/01/2025	\$18,212		\$18,212	
	7519 Berna Lane Land O' Lakes FL 34637		Frame	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
25	RV / Boat Lot Fence		2007	10/01/2025	\$10,000		\$10,000	
	7519 Berna Lane Land O' Lakes FL 34637		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
26	Tennis Court		2003	10/01/2025	\$51,250		\$51,250	
	7924 Melogold Circle Land O' Lakes FL 34637		Non combustible	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
27	Pool Shade Structures		2003	10/01/2025	\$29,420		\$29,420	
	7924 Melogold Circle Land O' Lakes FL 34637		Property in the Open	10/01/2026	\$0			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Term	Date	Covering	Replaced
28	Pool Pump Shade Cover		2003	10/01/2025	\$59,789		\$59,789	
	7924 Melogold Circle Land O' Lakes FL 34637		Property in the Open	10/01/2026	\$0			

Sign: _____

Print Name: _____

Date: _____



Property Schedule

The Groves Community Development District

Policy No.: 100125624

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
29	Back Entry Gate		2003	10/01/2025	\$60,000		\$60,000
	Pleasant Plains and Diamonte Land O' Lakes FL 34637		Property in the Open	10/01/2026	\$0		
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
30	Tennis Court Fencing		Property in the Open	10/01/2025	\$25,000		\$25,000
	7924 Melogold Circle Land O' Lakes FL 34637			10/01/2026	\$0		
			Total:	Building Value \$7,466,869		Contents Value \$543,801	
						Insured Value \$8,010,670	

Sign: _____

Print Name: _____

Date: _____



Inland Marine Schedule

The Groves Community Development District

Policy No.: 100125624
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$8,000	\$1,000
	Pool Chair Lift (2)			10/01/2026		
2		J0F-740	Mobile equipment	10/01/2025	\$8,300	\$1,000
	2019 Yamaha UMAX Utility			10/01/2026		
3			Electronic data processing equipment	10/01/2025	\$80,000	\$1,000
	Security Cameras & System			10/01/2026		
4			Electronic data processing equipment	10/01/2025	\$16,000	\$1,000
	Access Card Entry Gate Sysytems			10/01/2026		
5			Other inland marine	10/01/2025	\$2,112	\$1,000
	Landscape Lighting @Clubhouse			10/01/2026		

Total \$114,412

Sign: _____

Print Name: _____

Date: _____

INVOICE



The Groves Community Development District
 c/o Inframark Management Services
 2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, FL 33544

Customer	The Groves Community Development District
Acct #	634
Date	08/25/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 65,728.00
Payment Amount	
Payment for:	Invoice#28929
100125624	

Thank You

Please detach and return with payment



Customer: The Groves Community Development District

Invoice	Effective	Transaction	Description	Amount
28929	10/01/2025	Renew policy	Policy #100125624 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 8/25/2025	65,728.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total

\$ 65,728.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

08/25/2025



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

The Groves Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

The Groves Community Development District
7924 Melogold Circle
Land O' Lakes, FL 34637

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100125624

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none"> • Benefits: FL Statutory (Medical, Disability, Death)
Part B	Employers Liability: <ul style="list-style-type: none"> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management--All Other Employees	\$150	2.68	\$4.02
Total Manual Premium				\$4.02
Increased ELL 1M/1M/1M				\$120.00
				\$124.02
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$124.02
Expense Constant				\$160.00
Terrorism				\$0.02
Policy Total				\$850.00

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

INVOICE



The Groves Community Development District
 c/o Inframark Management Services
 2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, FL 33544

Customer	The Groves Community Development District
Acct #	634
Date	08/25/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#28926
WC100125624	

Thank You

Please detach and return with payment



Customer: The Groves Community Development District

Invoice	Effective	Transaction	Description	Amount
28926	10/01/2025	Renew policy	Policy #WC100125624 10/01/2025-10/01/2026 FIA WC WC Volunteers - Renew policy TRIA & EC - Renew policy Due Date: 8/25/2025	689.98 160.02

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total

\$ 850.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

08/25/2025



The Groves CDD ENGINEER'S REPORT FOR August 5th, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Conservation Walk

The Groves CDD District Manager reached out to BDi to help determine and research the requirements for the conservation walk that the CDD board had previously decided to close due to safety concerns.

Permit Considerations

BDi has reviewed the SWFWMD (Southwest Florida Water Management District) Environmental Resource Permit (ERP) for the Groves CDD and reached out to the senior environmental staff to clarify the permit requirements and their stance on the abandonment of the conservation walk. It was confirmed with SWFWMD staff that the Groves CDD ERP did not permit the actual construction of the conservation walk. The ERP permits the wetland impact that the conservation walk caused at the time of building it. This means that SWFWMD does not enforce the construction of the walk, it regulates the impacts to the wetland made by the walk only.

If the CDD decides to stay with the position of abandonment of the walk, the following official response was given from SWFWMD staff regarding abandonment:

- “Additional District (SWFWMD) authorization will not be required if the CDD continues to abandon completely and leave it as they are doing now. This only applies if the walkway is intact and has not fallen into the wetland. It would be considered a wetland fill violation if all or portions of the walkway fall into the wetland. An option would be to hand remove the decking, and if necessary, the stringers and supports. The piles do not need to be removed and can remain in place. District authorization is not required for hand removal but if the CDD needs something in writing they can apply for an exemption.”

In regard to the construction portion of the walk, it is unknown what exact permit number the conservation walk construction falls under, however, it is most likely a building permit with Pasco County. A formal public records request would need to be made to obtain confirmation. Nevertheless, Pasco County building permits do not obligate the permittee to build what was permitted, it simply permits it to be built if the entity chooses to per the permitted plans/specifications.



BDi recommends coordinating with district counsel and bond counsel on further questions regarding the obligation of the CDD to keep the conservation walk open or abandon it as there may be a bond requirement to maintain the conservation walk as an asset of the district, but there does not appear to be a permit obligation based on the above-mentioned research and correspondence.

Handrails

The Groves CDD District Manager also asked BDi to research the need for handrails on the conservation walk if the board decides to refurbish it and reopen.

The original design of the conservation walk per the obtainable permitted plans do not show handrails. However, BDi highly recommends incorporating handrails if the conservation walk is planned to be refurbished. It is also highly recommended to consider the CDD's insurance carrier opinion and recommendation as they may require specific standards for the walk to be insurable.

The following code research can also be taken into account by the board if the requirement and code is to be a major deciding factor.

- The accessibility section of the Florida Building Code refers to the ADA guidelines which detail the specifications for handrail requirements. This is consistent with modern day design and is typical for all newly constructed boardwalk, piers, conservation walks, pedestrian bridges, and other pedestrian used walkways of similar design to have handrails that follow the ADA guidelines.
- It was also asked why the golf course boardwalks do not have handrails and the conservation walk and fishing pier do have or should have handrails. In the above-mentioned accessibility section of the Florida Building Code it states the following: Chapter 10 Recreational Facilities, Section 1006 Golf Facilities, 1006.2 Handrails has an exception stating "**EXCEPTION:** Handrails shall not be required on golf courses. Where handrails are provided on golf courses, the handrails shall not be required to comply with 505". Note, this section was pulled from the digital online available code, and purchase of the official building code would be needed to confirm. With confirmation of the official document, it could confirm the ADA guidelines are not required on the golf course but are required elsewhere.



Cleopatra Irrigation Line Replacement

The Groves CDD District Manager requested BDi to review the irrigation line that is proposed to be replaced that serves the southern part of the community (lines running behind homes located on Cleopatra Drive) and determine its correct designation (mainline, sub-main, or lateral). Note, it was recommended that any design related inquiries or official designations on agreements should come from a certified irrigation specialist and BDi is not an expert in irrigation, however, information regarding our involvement and our findings are as follows:

- BDi reviewed the site on July 16th with the irrigation technician for the CDD and CDD staff, with any asbuilt information that BDi has records of.
- BDi utilized the irrigation map issued to the CDD by BDi in 2023 which is a consolidation of the asbuilt information that is known to BDi. That map does not show the irrigation line in question.
- At the site visit, the irrigation technician showed the two approximate connection points of the line in question to the known mapped irrigation mainline. The first connection and valve were indicated to be just south of 7404 Trovita Rd and the second connection and valve just west of 20741 Eustis Rd. The technician also indicated locations of the existing line extending behind the homes on Cleopatra. This signifies that the system is looped into the mainline system with the ability to isolate and shut off this section of the line without shutting off the entire mainline. (note, both valves have to be shut off in order to isolate).
- The irrigation technician showed that the line is always under pressure and not regulated by a controller like a lateral to a specific zone or residence would typically be.

After the review and site visit, it is our opinion that the line in question is a sub-main of the irrigation system due to its known characteristics matching that of a typical sub-main. A sub-main is a secondary pressurized pipeline that branches off the mainline and delivers water to a specific section of the system, can be looped in the mainline system, usually feeds multiple zone valves or manifolds, is always under pressure just like a mainline, and are typically used in larger systems to divide and manage flow more efficiently. The sub-main appears to mainly serve the golf course hole #15 and the homes along Jaffa Rd and Cleopatra Dr.

External Facilities Report

BDi is approaching completion of the report regarding the requested external facility inspection. It is anticipated to complete with the report by the first week of August and will be distributed as soon as possible to the District Manager for review and discussion.

Hi Wendi,

Thanks for reaching out. We're happy to provide some clarity on the questions from residents below, including the relevant differences between the district's property and liability insurance and rationale the on our earlier recommendation for the boardwalk's closure. We hope this helps everyone better understand the situation.

Usage of the boardwalk if it is still on the insurance policy: The district's package policy document you're seeing involves two very different coverages: Property and General Liability.

- **Safety vs. Insurance:** The closure of the boardwalk should be based on its unsafe condition and the highly foreseeable risk of injury, not its insurance status. Allowing use of the boardwalk with a known hazardous condition is a **significant** breach of the district's duty to keep residents safe and presents a substantial liability exposure. While the district has GL coverage that could respond to injuries related to the boardwalk, this should be relied upon for unforeseen accidents, and less so for predictable injuries related to a known and documented hazard. That said, any potential claims or lawsuits related to an injury associated with the boardwalk's current condition would be very difficult to defend. The fact that it's listed on the Property Schedule has no bearing on the safety focused decision to close it.
- **Property Schedule & Coverage:** When anyone looking at the policy sees the boardwalk listed, they are looking at the **Property Schedule**. This section lists the district's physical assets it chooses to insure for property coverage. Property coverage is exclusively for repairing or replacing the boardwalk if it's damaged by a covered event which may include a fire, hurricane, or other specified perils, excluding wear and tear or degradation due to age. This insurance is designed to protect the physical structure itself, not users of the structure. A district may choose to continue insuring an item for property coverage even if it is not being used, as is the case at this time since the boardwalk is still listed.
- **General Liability (GL) Coverage:** This is generally a much broader coverage, intended to protect the district from claims for bodily injury or property damage from third parties (users of the boardwalk). The GL policy considers the district's potential liability exposures, including amenities they own and maintain, **irrespective of whether an item is specifically listed on the Property Schedule**. In other words, adding or removing an item from the property schedule generally has no bearing on GL coverage.

Residents repairing the boardwalk and Volunteer insurance: While we understand the resident's desire to repair the boardwalk themselves to allow for usage, the most prudent path is to hire a licensed and insured contractor who assumes the risk for their work. The decision to repair the boardwalk should be independent of it being listed on the district's property schedule.

- **Volunteer Coverage:** The district's volunteer policy is a form of Workers' Compensation. It covers injuries **to the volunteer** while they are working. This coverage would not protect the district from a claim if a resident were later injured due to alleged faulty repair work done by that volunteer. Furthermore, this coverage is not intended for volunteers conducting work that should be done by qualified contractors.

- **Contractor Advantage:** A licensed and insured contractor is held to professional standards. Crucially, they carry their own insurance and **transfer the risk** of faulty workmanship away from the district. If their repair fails or causes injury, the claim goes against their policy, not yours. With volunteers, all that risk stays with the district.

We hope this helps in clearing things up. Please let us know if you have any other questions.

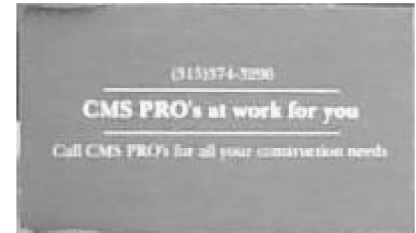
Best regards,

Ryan Rupnarain, ARM CPSI
Sr. Manager, Risk Services
Egis Insurance & Risk Advisors

ESTIMATE

construction management
services inc.
5233 MOON SHELL DR
Apollo Beach, FL 33572

mikeambriati@live.com
+1 (315) 374-3296



Bill to Stephen Brletic The Groves Community Development District 5844 Old Pasco Rd. Suite 100 Wesley Chapel, Florida 33544	Ship to Stephen Brletic The Groves Community Development District 5844 Old Pasco Rd. Suite 100 Wesley Chapel, Florida 33544
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Estimate details

Estimate no.: 1122
Estimate date: 08/20/2025
Expiration date: 09/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		carpentry - labor and materials	<p>The Conservation Walk Replacement :</p> <p>420lf x 8' decking</p> <p>780lf of handrail</p> <p>Demo old deck boards and old bolted down curbs stops, filling dumpsters and hauled off to dump.</p> <p>We will examine old 3x12 stringers for any failure. (cracks, splits, rotten wood) if so we will replaced with new Pressure treated, CCA.60 grade with an added cost of \$280.00 per joist w/ hangers.</p> <p>We will install new 2x8x8 Owens Corning Fiberglass structural composite boards as new decking, to be installed with 3.5 stainless steel screws. decking color choice (5 colors)</p> <p>We will install new Owens corning composite railing system of</p> <p>2x4 top rail</p> <p>2x6 top cap</p> <p>2x6 bottom rail</p> <p>4x4 post, composite and fiberglass galvanized 5/8 bolts.</p>	1	\$352,000.00	\$352,000.00

Total	\$352,000.00
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Accepted date

Accepted by



The Groves CDD Aquatics

Inspection Date:

8/25/2025 11:15 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



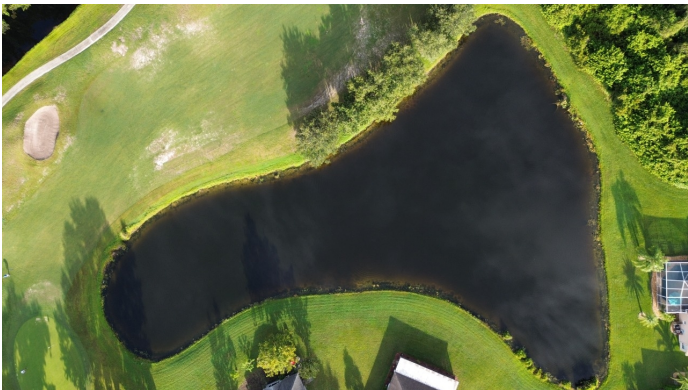
Comments:

Small patches of filamentous algae are clinging to beneficial plants around the perimeter. Standard algaecide treatments will help clear this without harming the beneficials.
Mild nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 2A

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

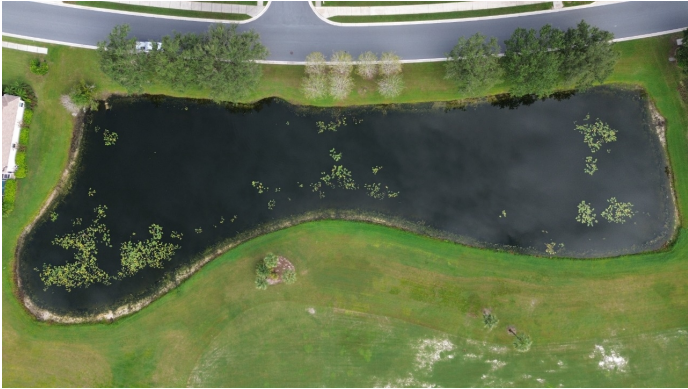
Very minor submerged algae and nuisance grass growth observed. A technician will address these during an upcoming maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 2B

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Patches of filamentous algae present around the perimeter. Most of it appears to be decaying. A technician will inspect next visit and re-treat if needed.
No nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara
		Other:	Water lilies

SITE: 3A

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Any patches of Lyngbya remaining are decaying from last week's treatment. A regiment of nutrient locking products is slated for this pond during the next few maintenance events. Technicians will continue to monitor and treat as needed to prevent future algae and nuisance grass growth.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara
		Other:	

Inspection Report

SITE: 3B

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond shares water with 3A and received residual effects from its treatments. Thus, algal growth has greatly reduced here as well. No nuisance grass growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 17

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Early signs of a planktonic algae bloom are present. This will be addressed quickly to prevent further growth. Any nuisance grasses present are decaying.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 19

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth present. Technicians will continue to address this during maintenance events.

No algae growth observed and unlikely to form due to the nature of this and all rim ditches on property.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 20

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Any nuisance grasses present will be addressed by a technician during an upcoming maintenance event.

No algae growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 21

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth present. Technicians will continue to address this during maintenance events.
No algae growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 22

Condition: Excellent Great Good Poor ☒Mixed Condition Improving



Comments:

Most of the cattails present have been crushed and treated. Remaining vegetation is woody growth that would need to be cut to be removed. Continued spraying and amphibious vehicle work will continue clearing growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

MANAGEMENT SUMMARY



With the increased rainfall, the water levels of retention ponds have increased. Higher rainfall and water levels can aid in improving aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

On this visit, all ponds noted were in good or better condition. Algae was only present in a few ponds. The rain has tremendously helped clear out algae in several ponds, only those few have some remaining which will be addressed. Nuisance grasses were present along some of the banks as well. Our technicians will continue to monitor closely and target the existing, as well as any new growth that pops up, with the goal of diminishing it as much as possible.

Another thing to note; With high rain volumes it is more common for debris items to wash into the ponds, and so technicians are on alert.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

Inspection Report

MAINTENANCE AREA



THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:





Printed: Aug 25, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 4, 2025

Job: SE1064 The Groves CDD**Title:****Added By:** Joshua Britto**Log Notes:**

3a/3b rx applied and grasses treated

2b, treated for grasses

2c1/2c2 treated for grasses

4, treated for grasses

1, treated for grasses

17, treated for grasses

5, treated for grasses

214, grasses

Ditches next visit due to rain/wind

Weather Conditions:

Partly cloudy with isolated storms

Mon, Aug 4, 2025, 1:53 PM

**93°F****78°F**

Wind: 7 mph

Humidity: 94%

Total Precip: 0.1"

Attachments: 8



Printed: Aug 25, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List


Aug 18, 2025

Job: SE1064 The Groves CDD
Title:
Added By: Richard Perez

Log Notes:
treated pond 22 for cattails and grasses

Weather Conditions:

Partly cloudy with isolated storms

 Partly cloudy with isolated storms

93°F
76°F

Wind: 6 mph
Humidity: 94%
Total Precip: 0.38"

Mon, Aug 18, 2025, 1:20 PM

Attachments: 4





Printed: Aug 22, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 18, 2025

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

S14,s10, treated for heavy algae and minor grasses

Fn,fs, treated for grasses

4,5 inspection

2,a 2b treated for grasses

19/20 minor grasses

Weather Conditions:

Partly cloudy with isolated storms

Mon, Aug 18, 2025, 2:05 PM



93°F

78°F

Wind: 4 mph

Humidity: 94%

Total Precip: 1.2"

Attachments: 12





Printed: Aug 18, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 4, 2025

Job: SE1587 The Groves CDD Pond 3A Treatment**Title:** Pond 3A First Treatment**Added By:** Matt Goldrick**Log Notes:**

Initial treatment with prescribed algaecide/antibacterial mix. One half of the pond treated per product label. Second treatment scheduled in two weeks. Pre-treatment water samples collected.

Weather Conditions:

Partly cloudy with isolated storms

Mon, Aug 4, 2025, 8:20 AM

**93°F****76°F**

Wind: 6 mph

Humidity: 93%

Total Precip: 0.11"

Attachments: 5



Printed: Aug 18, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 12, 2025

Job: SE1587 The Groves CDD Pond 3A Treatment**Title:** One Week Check**Added By:** Matt Goldrick**Log Notes:**

I estimate 80% reduction in Lyngbya coverage. Bottom of the pond is also clearing. No signs of over-dosing; fish still swimming, no washed up mollusk shells.

Weather Conditions:

Partly cloudy with isolated storms

Tue, Aug 12, 2025, 11:05 AM

**94°F****78°F**

Wind: 8 mph

Humidity: 90%

Total Precip: 0.51"

Attachments: 2



SePRO Lab
Water Diagnostics for Lakes & Ponds



SePRO Lab

Water Diagnostics for Lakes & Ponds

SeSCRIPT Analysis Report: The Groves CDD 3A

Company: Steadfast Environmental

Address: 30435 Commerce Dr, San Antonio, FL 3576

Contact Person: Joe Hamilton

Phone: NA

Email: jhamilton@steadfastalliance.com

Project Name: 3A

Surface Area: 1.65 acres

Average depth: 4.8 ft

Date Algae Sample Received: 8/7/2025

SeSCRIPT Analysis Performed: Algae ID

eCOC: 18418

Algae ID Results

The Groves CDD 3A

Identification	Classification	Description	Density/Biomass (gww/cm ³)
★★★★★			
<i>Lyngbya</i> sp.	Cyanophyta- Blue-green algae	Filamentous, mat-forming, potential toxin and taste/odor producer	1.0

Other algae observed in mat: *Cymbella*, *Navicula* (Bacillariophyta); *Pediastrum Scenedesmus* (Chlorophyta); *Heteroleibleinia*, *Microcystis* (Cyanophyta); *Cosmarium*, *Staurastrum* (Streptophyta)

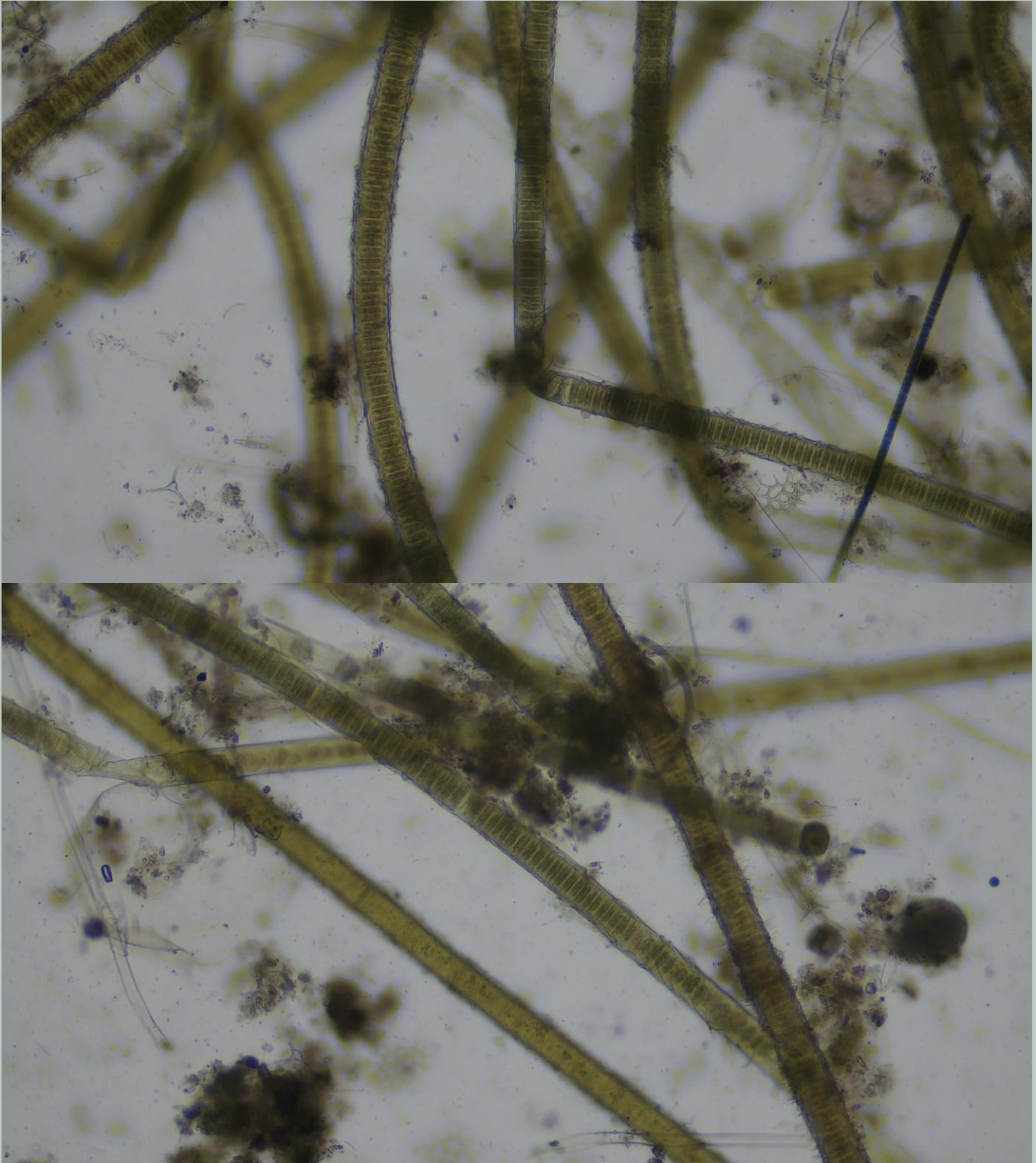
Much bacteria and particulate matter observed

SeScript Alert Index	Threat Level	Cyanobacteria Levels (cells/mL)
★	Low	Less than 20,000
★ ★	Moderate	20,000 to 100,000
★ ★ ★	High	More than 100,000
★ ★ ★ ★	Extreme	More than 100,000 with scum/mats



Algae ID Pictures

The Groves CDD 3A



**SePRO Lab**

Water Diagnostics for Lakes & Ponds

SeSCRIPT*

16013 Watson Seed Farm Road, Whitakers, NC 27891

LABORATORY REPORT

Chain of Custody: eCOC18418

Customer Contact Information

Company Name: Steadfast Environmental	Contact Person: Joe Hamilton
Address: 30349 Commerce Drive, San Antonio, FL 33576	E-mail Address: jhamilton@steadfastalliance.com
	Phone: 813-610-3927

Waterbody Information

Waterbody:	The Groves CDD 3A - FL
Waterbody size:	1.65
Depth Average:	4.8

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM65979-1	Pre-Treatment Sample	Free Reactive Phosphorus (µg/L)	EPA 365.3	96.8	08/05/2025
		Total Phosphorus (µg/L)	EPA 365.3	2352.5	

ANALYSIS STATEMENTS:

SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted in the report.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.

MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information

Date / Time Received: 08/07/25 12:00 PM

Date Results Sent: Monday, August 18, 2025

Disclaimer: The results listed within this Laboratory Report relate only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a dry weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the exclusive use of SRTC Laboratory and its client. This report shall not be reproduced, except in full, without written permission from SRTC Laboratory. The Chain of Custody is included and is an essential component of this report.

This entire report was reviewed and approved for release.



Reviewed By: Laboratory Manager

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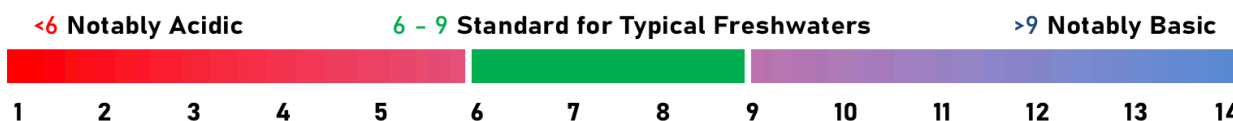
SePRO Lab

Water Diagnostics for Lakes & Ponds

Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve the desired management objective.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters.

0-60 mg/L as CaCO₃ soft; 61-120 mg/L as CaCO₃ moderately hard; 121-180 mg/L as CaCO₃ hard; > 181 mg/L as CaCO₃ very hard

Alkalinity: Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate, and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.

< 50 mg/L as CaCO₃ low buffered; 51-100 mg/L as CaCO₃ moderately buffered; 101-200 mg/L as CaCO₃ buffered; > 200 mg/L as CaCO₃ high buffered

Conductivity: Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.

< 50 µS/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 µS/cm typical freshwaters; > 1500 µS/cm may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP): is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 µg/L oligotrophic; 12-24 µg/L mesotrophic; 25-96 µg/L eutrophic; > 96 µg/L hypereutrophic*

Free Reactive Phosphorus (FRP): is the measure of inorganic dissolved reactive phosphorus (PO₄-3, HPO₄-2, etc). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.

< 1 mg/L typical freshwater; 1-10 mg/L potentially harmful; >10 mg/L possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.

0-2.6µg/L oligotrophic; 2.7-20 µg/L mesotrophic; 21-56 µg/L eutrophic; > 56 µg/L hypereutrophic

Turbidity: Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.



Printed: Aug 18, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 18, 2025

Job: SE1587 The Groves CDD Pond 3A Treatment

Title: Pond 3A Second Treatment

Added By: Matt Goldrick

Log Notes:

Second treatment with prescribed algaecide/antibacterial mix. Mild increase in Lyngbya density since last week, likely due to nutrient influx from heavy rains. Follow up treatments with nutrient reduction products are being planned.

Weather Conditions:

Partly cloudy with scattered storms

Mon, Aug 18, 2025, 7:49 AM



93°F

77°F

Wind: 4 mph

Humidity: 93%

Total Precip: 0.65"

Attachments: 3





Printed: Aug 25, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 25, 2025

Job: SE1587 The Groves CDD Pond 3A Treatment**Title:** One Week Check**Added By:** Matt Goldrick**Log Notes:**

Check after second treatment. I estimate 95% reduction in Lyngbya coverage. Any remaining is actively decaying. Collected post-treatment water sample

Weather Conditions:

Partly cloudy with scattered storms

Mon, Aug 25, 2025, 8:51 AM

**86°F****75°F**

Wind: 8 mph

Humidity: 97%

Total Precip: 0.61"

Attachments: 3



Manager Report

August 20, 2025

Landscape

- Florida Friendly Landscape presentation September 8th 10 a.m.
- Drive around for CDD common areas will occur this week with the Director of Pasco County Florida Friendly Landscape for suggestions on what types of plants for us to use to enhance the club's landscaping.
- Tree trimming on Melogold that was impeding street lighting completed.
- Large leaning bush removed on corner of Melogold and Tangor.
- Quote received on removal of dead bushes on Berna this is a shared property line with the golf course. \$6K
- Quote received for new sod along Festive Groves. \$5K
- Quote received for trimming wood line along Festive Groves cart path. \$2K
- Investigating Monument lighting on Festive Groves to determine repair needs.

Ponds

- Steadfast will begin with an additional spray application and visit to the property over the next few months to get the algae and evasive grasses under control. Focusing on our most problematic areas Cleopatra, Diamante, Ponkan.
- Special applications continue Jaffa pond 3A.

Restaurant

- Dedicated electrical outlet for smoker required. A quote for this was provided to the restaurant.
- Email sent for record on keeping the ballroom kitchen clean and not using it as an extension of the restaurant kitchen.
- Gates on back loading dock hung and are to be always closed.
- Restaurant has added additional dates for your summer entertainment.

Pool

- The GBB chiller is working and keeps the water temperature at the same temperature that we heat it to during the winter months 86 degrees.
- Please be sure you are putting cushions back and lowering umbrellas prior to existing in the pool area.

- Martin Aquatics communicated via email in response to letter sent by District Counsel.
- Poolworks continues to assist with manufacturers and monitoring all issues that arise with new equipment.

Field & Maintenance

- Front pond gate extension repaired and welded 8/14/2025.
- 7 streetlights reported for repair to Withlacoochee.
- Mulch replaced at front pool walkway.
- All handicap doors have been inspected and they will be back to replace batteries.
- ECS on site to update the new power supplies for maglocks.
- Ballroom floors are completely striped and cleaned.
- Ballroom floors received 2 coats of wax, but we will need to shutdown to apply additional quotes to keep the floor looking good.
- Kinnow depression was repaired this past weekend.
- Melogold depressions repaired.
- District Engineer will be at the meeting to give his report on the overall conditions of the CDD property.
- District Engineer in communication with SWFWMD regarding conservation walk will be providing a written report on conservation walk findings included in agenda packet.
- Facia audit completed by Watertight as of today they have not sent proposals for repairs needed.
- Pool Equipment Structure completed.
- Pool Canopy manufacture came out for final measurements prior to install.

Administrative

- ECS has control of the Emerge system for our mag locks including the passwords and computer program.
- Goals and Objectives prepared for upcoming 2025/2026 Fiscal year.
- Egis renewal for property, liability volunteer insurance and Public official insurance will be reviewed at meeting.
- New gates and cameras are added to insurance policy.
- The electronic sign broke the new receiver still on back order.
- Reached out to Audio / Visual Companies for sound improvement in ballroom we are seeking additional vendors for this since companies that originally bid will no longer bid for us.
- Hurricane and Emergency Manual prepared for CDD amenities and communications written and ready to go when needed for residents.
- Gathering quotes for potential capital projects for the ballroom, lobby and cardroom to be used for our capital project workshop.
- Community Garbage quotes continue to be collected.

FRONT / BACK GATE

- 72 % of residents are signed up and ready to use the Cellgate system.
- We have experienced a small delay with some wiring and anticipate the repair to be done this coming week.
- We will communicate at least 24 hours in advance with MailChimp before closing the gates.
- Guards will be in place during this transition period.

**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 August 5, 2025, and called to order at 6:31 p.m. 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, either in person or via Zoom Video Communications, were:

Wendi McAnn	District Manager
Lauren Gentry	District Counsel
Grace Rinaldi	District Counsel
Clint Robinson	Assistant District Manager
Residents and Members of the Public	

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 at 6:31 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Logue commented on multiple topics and provided the Board with a packet of photos showing dead bushes, the restaurant restrooms and verbiage from an email blast regarding mulch.

Ms. Kathy Nafis thanked Mr. Robinson for his patience and the work done regarding the Cellgate App.

Mr. Nelson Welman requested the Board consider additional ways to generate income including charging Non-Residents a usage fee.

Mr. Gerri Mayerman and Mr. Jay Robb stated the need for the HOA and CDD to work uniformly on projects and cooperate more effectively with each other for the betterment of the community.

Ms. Patricia Pemberthy requested that management staff check the sightlines on Trovita Road and Melogold Circle and on Trovita Road and Eustis Road.

August 5, 2025

THE GROVES CDD

Ms. Donna Crouse commented on the Conservation Walk and the need to reopen and repair the amenity.

The regular Board meeting was paused to open the Public Hearing.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Fiscal Year 2026 Budget

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to open the Public Hearing to Adopted Fiscal Year 2026 Budget, carried.

The Board received comments from the audience regarding the Public Hearing on the Fiscal Year 2026 Budget.

Mr. Nelson Welman addressed the need to generate revenue.

Mr. Jay Robb inquired regarding District Counsel Cost, the Contingency Fund, and the Combined Management Fee line.

Ms. Gentry motioned to close the Public Hearing on Resolution 2025-07.

On MOTION by Mr. Loar seconded by Mr. Watkins, with all in favor, motion to close Public Hearing on Resolution 2025-07, carried.

A. Consideration of Resolution 2025-07; Adopting Fiscal Year 2026 Budget

Discussion ensued with minimal comments.

On MOTION by Mr. Allison seconded by Mr. Loar, with all in favor, motion to approve Resolution 2025-07; Adopting Fiscal Year 2026 Budget, carried.

Motion was made to open Public Hearing for Resolution 2025-08. The Audience was asked if there were any additional comments. No public comments.

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to open the Public Hearing to regarding Levying Non-ad Valorem Assessment, carried.

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to close the Public Hearing to regarding Levying Non-ad Valorem Assessment, carried.

August 5, 2025

THE GROVES CDD

B. Consideration of Resolution 2025-08; Levying Non-ad Valorem Assessment

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to approve Resolution 2025-08; Levying Non-ad Valorem Assessment, carried.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-09; Setting Fiscal Year 2026 Meeting Schedule**

Discussion ensued regarding when to set November- Capital Workshop and April – Budget Workshop. No formal dates added at this time.

On MOTION by Mr. Loar seconded by Mr. Cross, with all in favor, motion to approved Resolution 2025-09; Setting Fiscal Year 2026 Meeting Schedule, carried.

B. Consideration of Clubhouse Security

Discussion ensued regarding the Emerge System software ownership.

i. Revised Accurate ECS Proposal

The Board did not approve the proposal

ii. ECS Takeover of Access System – Labor Proposal**iii. ECS Access System – Management Proposal**

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to approve both the ECS proposals, carried.

C. Holiday Lighting Summary

Discussion ensued. Mr. Cross recommended Decorating Elves because of their use with uplighting.

i. Consideration of Decorating Elves Lighting Proposal

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to approve Decorating Elves Lighting Proposal, carried.

ii. Consideration of Holiday Tampa Bay Holiday Lighting Proposal

Proposal not approved by the Board.

D. Status of Irrigation Agreement with HOA

Discussion ensued among the Board regarding this subject.

On MOTION by Mr. Allison seconded by Mr. Lewis, motion to withdraw Irrigation Agreement with HOA, carried, 3-2

E. Ratification of Addendum to Davey Landscaping Agreement for 2025 Emergency Storm Cleanup

August 5, 2025

THE GROVES CDD

On MOTION by Mr. Loar seconded by Mr. Allison, with all in favor, motion to approve Ratification of Addendum to Davey Landscaping Agreement for 2025 Emergency Storm Cleanup, carried.

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

Ms. Gentry advised the Board that they are still researching the Conservation Walk and what the Bonds state about this amenity. Ms. Gentry stated that Inframark has been helpful in locating these documents and she should have more information at the next meeting.

B. District Engineer

District Engineer not present. He will provide his yearly property update at the September meeting

C. Aquatics Report

Ms. McAnn provided the aquatics report advising the Board that Steadfast will be on property on August 18th to continue their prescription to 3A. Retention Pond 2 will have further applications applied on this date. Steadfast will evaluate 6G and provide recommendations for steps to ensure this area is not closed off from the Weirs.

D. Clubhouse Manager Report

Ms. McAnn provided the Board a packet with her report. Mr. Robinson provided additional updates on the Cellgate App along with the status of the project and tentative opening plans.

E. District Manager

Ms. McAnn advised the Board the Reserve Update proposal was secured and will be done once FY2025 has been closed out and will be available for the Capital Workshop in November.

Ms. McAnn requested Board permission to send a letter of termination to SafeTouch Security now that ECS has been hired to manage the Clubhouse security systems. The Board approved the sending of the termination letter to SafeTouch Security.

On MOTION by Mr. Loar, seconded by Mr. Allison, with all in favor, motion to send certified letter of termination to SafeTouch Security, carried.

SEVENTH ORDER OF BUSINESS**Business Administration****A. Consideration of the July 8, 2025, Meeting Minutes**

Mr. Loar asked to review the motion 0-5 for abandoning the Conservation Walk amenity. After discussion it stands and the July 8, 2025, meeting minutes were accepted.

EIGHTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Loar discussed the three quotes received for the Conservation Walk, additional back gate arms being purchased, and requested that staff review the community wide trash contract.

Mr. Lewis requested additional pruning along the front gate for the golf cart and cameras.

NINTH ORDER OF BUSINESS**Adjournment**

August 5, 2025

THE GROVES CDD

On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor,
meeting was adjourned at 8:14 pm. 5-0

Wendi McAnn
District Manager

Jimmy Allison
Chairperson