

**THE GROVES
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 4, 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, November 4, 2025 at 10:00 a.m.

[Join the meeting now](#)

Meeting ID: 237 585 817 201 8

Passcode: bu3GU7Uo

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Business Items**
 - A. Consideration of Front and Back Gate Assessment – ECIS Findings Page 3
 - B. Discussion of HOA Proposal for Reclaimed Water Costs Page 6
 - C. Consideration of Resolution 2026-02; Amending FY 2025 Budget (under separate cover)
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report..... Page 11
 - D. Landscape Report..... Page 24
 - E. Clubhouse Manager
 - i. Clubhouse Manager Report Page 31
 - F. District Manager
- 6. Business Administration**
 - A. Consideration of October 7, 2025, Meeting Minutes..... Page 34
- 7. Supervisors’ Requests**
- 8. Adjournment**

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

District Office:

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:

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

The Groves Main Gate Assessment

Resident Lane

Tower- Has battery control board and 2 batteries. Batteries are not labeled with install date. Battery board does not open the arm when AC power is lost. Breaker is labeled for the tower. Barcode reader is not reporting back to any system, Cell Gate or Emerge. Wiring on barcode shows to allow free access to any barcode.

Swing Gate- Door King operator with no battery backup. Requires a separate enclosure with battery and control board. Safety loop is operational and follows gate opening from tower. Gates have no grease fitting points.

Visitor Lane

Tower- Has battery control board and 2 batteries. Batteries are not labeled with install date. Battery board does not open the arm fully when AC power is lost. Breaker is labeled for the tower. Tower/ gate is controlled by the Cell Gate entry unit. Safety ground loop works intermittently. Recommend Virtual beam or cut in new ground loop. LED is partially working after a strike caused by the non-operational safety loop.

Swing Gate- Door King operator with no battery backup. Requires a separate enclosure with battery and control board. Safety loop is operational and follows gate opening from tower. Gates have no grease fitting points. Has broken pickets.

Exit Guard side

Tower- Has battery control board and 2 batteries. Batteries are not labeled with install date. Battery board does not open the arm but closes and repeats the opening and closing when AC power is lost. Safety loops are too close to installed speed bump and tower arm recommend moving or installing virtual beam.

Swing Gate- Door King operator with no battery backup. Requires a separate enclosure with battery and control board. Safety loop is operational and follows gate opening from tower. Gates have no grease fitting points.

Exit Sidewalk Side

Tower- Has battery control board and 2 batteries. Batteries are not labeled with install date. Battery board does open the arm when AC power is lost. Exit trigger loops are too close to the speed bump. We recommend installing 2 new Virtual beams to cover both lanes.

Swing Gate- Door King operator with no battery backup. Requires a separate enclosure with battery and control board. Safety loop is operational and follows gate opening from tower. Gates have no grease fitting points. Gate is binding at hinges caused noise. Missing pickets.

Golf Cart Gate

Has (2) RFID readers tied to Cell Gate and report to Cell Gate. Keypads are stand alone and provide no remote code management. Slide gate with 2 sets of safety beams are operational.

- Battery back-up test for lift arms, Swing gates and pedestrian gates. **Failed**
- Exit Loop, functionality, location, size & sensitivity. **Move exit gates loops or virtual beam. Visitor functions intermittently.**
- Hardware used, Stainless, metal, nylon. **Hardware is specific to manufacturers.**
- Gate timing, regarding tailgating. **Timing is correct issues caused by bad ground loop.**
- Gate arm & Swing gate isolation, to save on swing gate usage. **Not currently setup additional wiring will be needed.**
- Electrical system. **Breakers at panel marked.**
- Access control for Visitor Lane. **Operational with Cell Gate**
- Access control for Resident Lane. **Not operational with any access control system allows free access.**
- Are access controls visible or available to management either by PC or mobile. **Yes**
- Workmanship fencing. Functional with no grease points. **Exit sidewalk side binding causing noise when gate is in motion.**

- Yelp System functionality. **Working, tested with fire department.**
- Knox key functionality (if possible) **Working tested with fire department.**
- Cell Gate Kiosk (location, positioning, functionality). **Operational.**
- Gate arm breakaway, once the bar breaks away, is the swing gate supposed to stop? **Not set up to monitor the break of the arm.**
- Gate arms, will they come down onto a car if they're under the bar. **Visitor side only because of the intermittent working ground loop.**
- Inside the motor covers, cleanliness, wiring, splices, missing wire nuts, loose connections etc. **Yes**
- Any battery connections, age of batteries, cycle test. **No visual information on battery to identify.**
- LED light connections break away connections to protect internal devices. **Operational**
- Test BAI scanner, verify data transfer to emerge. **No data transfer wired to open on all barcodes.**
- Test a newly created RFID tag for the tag master at the pedestrian gate. **Operational**
- Swing gate hinges, grease fittings, hardware, alignment. **Exit sidewalk side making noise no grease points.**
- Fence post stability & swing gate post stability. **Operational.**
- Electric service entry labeled with gate breakers. **Breakers are labeled.**
- Ground conduit to above ground connections, any exposed wires, missing junction boxes, excessive wire. **No**
- Wire connections taped versus wire nuts or water-proof connections. **No**
- Motor mounting to concrete pads, is it adequate. **Yes**
- Speed bump location. **Exit side gates speed bumps placed too close to ground exit loops.**
- Wi-Fi strength (connectivity) **N/A**

Inspection completed 10/22/25

CDD entitled to up to 10% of reclaimed irrigation water

Cost of reclaimed irrigation water will be shared with CDD paying 10% and HOA paying 90%

Cost of repairs and replacement of mainline will be shared at the rate of 10% CDD and 90% HOA

Mainline is defined as the pipe which supplies water to the distribution systems of the Club Homes, the Golf Course, and the CDD Common Areas, and includes pressure reducing valves. It does not include controllers, gate valves or any other element of the individual water distribution systems.

The Golf Course, the Club Homes and the CDD are each individually responsible for the distribution systems supplying irrigation water from the mainline to their respective properties.

The CDD is responsible for maintenance, repair and replacement of the fresh water well pump, the two Flowtronix pumps located in the pump house and the Reclaimed Water Pond.

The following is taken from Article VII Section 10 of the Florida Constitution

SECTION 10. Pledging credit.—Neither the state nor any county, school district, municipality, special district, or agency of any of them, shall become a joint owner with, or stockholder of, or give, lend or use its taxing power or credit to aid any corporation, association, partnership or person; but this shall not prohibit laws authorizing:

- (a) the investment of public trust funds;
- (b) the investment of other public funds in obligations of, or insured by, the United States or any of its instrumentalities;
- (c) the issuance and sale by any county, municipality, special district or other local governmental body of (1) revenue bonds to finance or refinance the cost of capital projects for airports or port facilities, or (2) revenue bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants to the extent that the interest thereon is exempt from income taxes under the then existing laws of the United States, when, in either case, the revenue bonds are payable solely from revenue derived from the sale, operation or leasing of the projects. If any project so financed, or any part thereof, is occupied or operated by any private corporation, association, partnership or person pursuant to contract or lease with the issuing body, the property interest created by such contract or lease shall be subject to taxation to the same extent as other privately owned property.
- (d) a municipality, county, special district, or agency of any of them, being a joint owner of, giving, or lending or using its taxing power or credit for the joint ownership, construction and operation of electrical energy generating or transmission facilities with any corporation, association, partnership or person.

Reclaimed Water and Asset Use Agreement

Between

The Groves Golf and Country Club Master Association, Inc. (HOA)

and

The Groves Community Development District (CDD)

Effective Date: This Agreement shall become effective upon ratification and approval by both the HOA and CDD Boards.

Recitals

WHEREAS, both the HOA and the CDD utilize reclaimed water for irrigation within The Groves Golf and Country Club community; and

WHEREAS, both parties desire to establish a clear understanding of financial responsibility for reclaimed water usage; and

WHEREAS, in consideration of the HOA assuming full financial responsibility for reclaimed water costs, the CDD agrees to grant the HOA a license to utilize certain CDD-owned assets for the ongoing operation of the golf course and related amenities;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Reclaimed Water Cost Responsibility

Effective upon ratification and approval of this Agreement:

- The HOA shall assume one hundred percent (100%) responsibility for all reclaimed water costs.
- This responsibility applies solely to reclaimed water and does not include potable water, stormwater management, or other utilities or services.

2. License to Utilize CDD Assets

In consideration of the HOA assuming reclaimed water costs, the CDD hereby grants to the HOA a non-exclusive license to utilize the following CDD-owned assets for community operations and golf course activities:

CDD Asset	Annual License Value
Pro Shop	\$1 per year
HOA Administrative Offices	\$1 per year
Maintenance Facility	\$1 per year
Putting Green	\$1 per year
Aqua Range	\$1 per year

This license permits the HOA to operate and manage the above facilities for the benefit of The Groves community and its members, subject to applicable laws and policies.

3. Term

This Agreement shall remain in effect unless and until amended or terminated by mutual written agreement of both parties.

4. Operation

The HOA shall be responsible for the routine operation of the licensed facilities listed above.

The CDD shall retain ownership of all such assets and may inspect them periodically to ensure they are in acceptable condition.

If, in the future, the HOA and CDD enter into a cost-sharing agreement for the repair of the CDD-owned community irrigation system, such agreement shall be incorporated by reference into this Agreement and shall become an integral part of it.

The parties agree that any future cost-sharing arrangement shall be negotiated in good faith and documented by written amendment.

5. Amendment

This Agreement may be amended only by a written instrument executed by duly authorized representatives of both the HOA and the CDD.

6. Execution

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

For The Groves Golf and Country Club Master Association, Inc. (HOA)

By: _____

Date: _____

Name: _____

Title: _____

For The Groves Community Development District (CDD)

By: _____

Date: _____

Name: _____

Title: _____



The Groves CDD Aquatics

Inspection Date:

10/27/2025 10:41 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:

Very mild shoreline grass growth present. Ongoing treatments combined with cooler weather will quickly clear this.
No algae observed.

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

SITE: 2A

Condition: Excellent Great Good ☒Poor Mixed Condition Improving



Comments:

Cyanobacterial bloom present. Blooms like these can occur quickly, but are also fairly easy to control. A technician will address this next visit.
Moderate nuisance grass growth around the water's edge will also be treated to prevent spreading into deeper parts of the pond.

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

Inspection Report

SITE: 2B

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Most of the nuisance grass on the exposed shore is decayed. Technicians will continue herbicide treatments to further combat growth.
No algae observed.

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

SITE: 3A

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth on the shoreline. Technicians will continue herbicide treatments to further combat growth.
No algae observed.

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

Inspection Report

SITE: 3B

 Condition: Excellent Great ☒ Good Poor Mixed Condition Improving

Comments:

Any algae present has recently been treated and is decaying. A technician will apply follow-up treatments if needed.
Nuisance grasses will also have additional treatments done to further combat growth.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	☒ Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	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:

Signs of a planktonic algae bloom are starting. This is typically the first pond technicians see when arriving on property, thus it will be addressed quickly.
Most of the grasses present are terrestrial and can be treated as well.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		☒ Planktonic	Cyanobacteria
<u>GRASSES:</u>	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:

Overhead photos are blocked by tree cover.

I estimate about 50% of the salvinia has cleared and any remaining is decayed. It will just need time to sink or flow into the wetland. There is a small creek leading into the wetland that appears to be blocked by a tree branch. I will bring equipment to clear the branch next time I'm on site.

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

SITE: 20

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

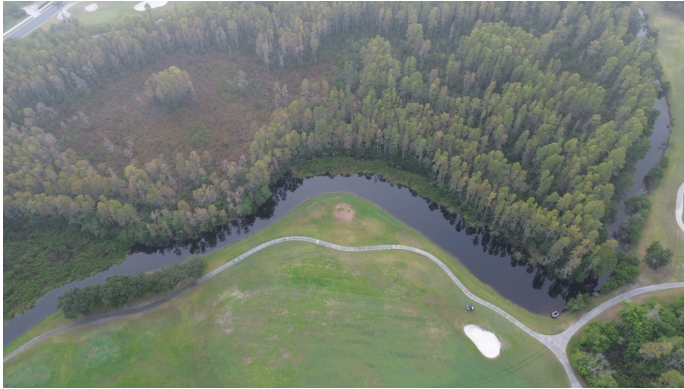
Small patches of nuisance grasses present, some decayed some not. Treatments will continue to clear growth and keep the ditches free of obstruction. No algae observed.

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

Inspection Report

SITE: 21

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

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

SITE: 22

Condition: Excellent ☒Great Good Poor Mixed Condition ☒Improving



Comments:

Most vegetative growth except for woody plants has been cleared. Upcoming treatments will address decayed cattail skeletons by crushing them. Lily density has also reduced.

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

Inspection Report

MANAGEMENT SUMMARY



As October draws to a close and we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Most ponds were in good or better condition during today's inspection. A fair mix of mild algal and vegetative growth are the most pervasive issues. Fairer weather and less ideal growing conditions will make applications more effective and overall pond health better. Technicians will utilize a more preventative approach once this happens.

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: Oct 27, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Oct 6, 2025

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

Pond 2c1,2c2, treated goat algae/spikerush

All of 19/20 walked except two houses that are planted to shore

3a, responding well to treatment less than 3% coverage and treated

3b, drying up treated for minimal algae

21, treated for azolla

1, inspection

2a,2b inspection

7, tussic has moved closer to pier and treated for primrose residents spoke to tech about a manual removal and advised to speak to account manager

S10/s14 treated for algae

Fn/fs responding to last weeks treatment

5, treated for minor eel grass

6g, treated for algae

Weather Conditions:

Partly cloudy with isolated storms

Mon, Oct 6, 2025, 12:41 PM

**87°F****73°F**

Wind: 13 mph

Humidity: 95%

Total Precip: 0.38"

Attachments:

39







Printed: Oct 27, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Oct 20, 2025

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

3a,3b treated for minor algae and grasses

2b, treated for minor grasses

7, treated tussic and shore for mixed weeds

2c1 /2c2 treated for heavy spikerush

4, treated minor submerged vegetation

5, inspection

S10/s14, treated for algae/rush

6g, treated for algae and pickup 20 beer cans

Weather Conditions:

Mostly sunny

**85°F****69°F**

Wind: 6 mph

Humidity: 95%

Total Precip: 0"

Mon, Oct 20, 2025, 1:42 PM

Attachments:

16





QUALITY SITE ASSESSMENT REPORT

Job Site: 7924 Melogold Cir

Customer: The Groves

Contact: Wendi McAnn

Email:

Operations Mgr: April Pursley

Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Carryover Items

Initiated Date

1
2
3
4
5
6
7
8

Maintenance Punch List Items

1
2
3
4
5
6
7
8

Improvement Suggestions

1
2
3
4
5
6
7
8

Keep removing vines and weeds

Spray for weeds to concrete or beds

Fert turf

Notes to Customer

Signature

QUALITY SITE ASSESSMENT REPORT

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Email:

Operations Mgr: April Pursley

Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Location / Photo / Drawing 1 and notes

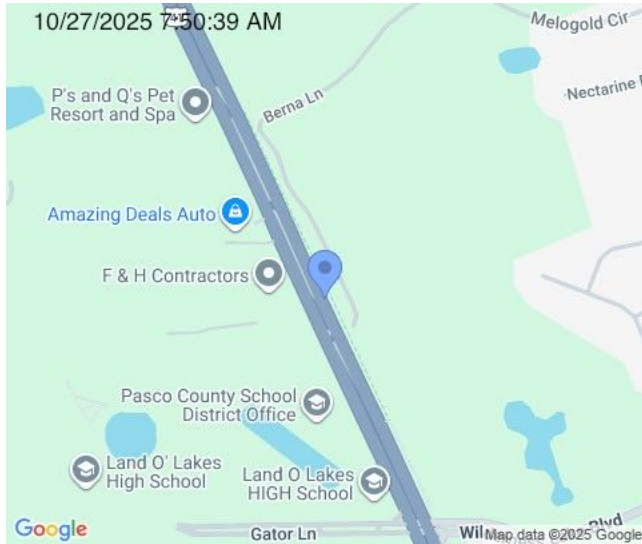


Photo / Drawing 2 and notes



All ponds were line trimmed

Photo / Drawing 3 and notes



Melogold blvd was mowed .

Photo / Drawing 4 and notes



Dog park mowed and Dog Stations were change .

QUALITY SITE ASSESSMENT REPORT

Job Site: 7924 Melogold Cir

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Contact: Wendi McAnn

Email:

Operations Mgr: April Pursley

Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Photo / Drawing 5 and notes



Melogold was mowed , wood lines need to be push back.

Photo / Drawing 6 and notes



Pond were mowed and line trimmed.

Photo / Drawing 7 and notes



Ponds on Jaffa was line trimmed.

Photo / Drawing 8 and notes



Ponds were line trimmed .

QUALITY SITE ASSESSMENT REPORT

Job Site: 7924 Melogold Cir

Customer: The Groves

Contact: Wendi McAnn

Email:

Operations Mgr: April Pursley

Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Photo / Drawing 9 and notes



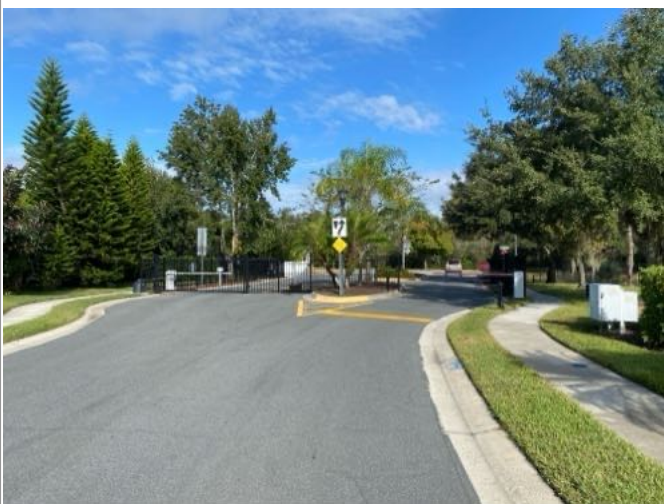
Ponds on Eustis was line trimmed .

Photo / Drawing 10 and notes



Park in Diamonte was mowed.

Photo / Drawing 11 and notes



Back entrance clean of debris .

Photo / Drawing 12 and notes



Ponds on Diamonte was line trimmed.

QUALITY SITE ASSESSMENT REPORT

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Contact: Wendi McAnn

Email:

Operations Mgr: April Pursley

Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Photo / Drawing 13 and notes



CDD area close to back exit was mowed and soft edge.

Photo / Drawing 14 and notes



CDD area on Sanguinelli was serviced.

Photo / Drawing 15 and notes



CDD area on Sanguinelli was serviced.

Photo / Drawing 16 and notes



Corner of Sanguinelli and Redblush was serviced.

QUALITY SITE ASSESSMENT REPORT

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Email:

Operations Mgr: April Pursley

Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Photo / Drawing 17 and notes



Other corner of Ponkan and Redblush was serviced . Hedge still looks good.

Photo / Drawing 18 and notes



CDD area at Ponkan was serviced.

Photo / Drawing 19 and notes



Melogold blvd was serviced.

Photo / Drawing 20 and notes



Golf net area is maintained to prevent weed whacking. Also aqua range was line trimmed.

QUALITY SITE ASSESSMENT REPORT

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Email:

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Email:

Super. / Crew Lead: Felix Ruberte

Email:

Inspected By: Felix Ruberte

Email:

Customer Attendee:

Email:

Davey Attendee:

Email:

QSA Reference

Number: 36322

This QSA Date: 10/27/2025

Prior QSA Date:

Next QSA Date:

Supporting Photos and Drawings

Photo / Drawing 21 and notes



Club house was mowed and currently getting pruning services.

Photo / Drawing 22 and notes



Hedges on main entry . PGR was applied.

Photo / Drawing 23 and notes



Tree rings visible and pond was line trimmed.

Photo / Drawing 24 and notes



PGR was applied at main entrance .



Manager Report

October 24, 2025

Landscape

- Berna bushes trimmed and cleaned up joint project with HOA
- Vine removed on Trovita and Eustis that was impeding sight line.
- Hedges along 41 trimmed, along with vines and trees removed from them
- Asked for quote for replacement bushes.
- Wet check on CDD areas done.
- Quote received for new sod along Festive Groves. \$5K
- Festive Grove, Shaddock and irrigation repairs made.
- Ride around with Davey scheduled for week of October 27th

Ponds

- Many Bald Cypress changing color along Diamante, Fishing Pier Steadfast has confirmed that anything they spray will not do this to them. We will continue to keep an eye on them, but it appears they are just going dormant for the Fall.
- Steadfast will continue with additional applications and treat 3 times a month until the rim ditch on Cleopatra is under control.
- Jon boat used for Diamante, Fishing Pier and parts of Cleopatra for additional spray reach.
- We have received many positive reports from residents on Pond 3A and Pond 22 so we are pleased with the results and will continue with these new techniques to keep them looking their best.

Restaurant

- All fluorescent lighting changed in the kitchen area.
- New Menu and upcoming events rolling out for the upcoming season.
- Restaurant has adjusted hours of operation for upcoming season.

Pool

- Pool air compressor failed. Pool closed until it's repaired.
- Heater exhaust stack scheduled to be extended above equipment structure date TBD.
- Pool works continues to assist manufacturers and monitoring the gas heaters to ensure the back up is ready for the Winter Season.
- Pool heater turned on.

Field & Maintenance

- McNatt potable backflow valve installed.
- Part ordered for treadmill.
- New TV purchased and installed in Fitness Center.
- Precision Sidewalk on site Friday 10/24/25 to start proposal process for sidewalk repairs identified in BDI's engineer report.
- All lightbulbs changed out in lanai
- Assessment of Front Gate conducted by ECS
- Many repairs to Front and Back Gate due to bus, vendor, golf cart and bicycle strikes.
- 5 invoices for repairs sent to the individuals that have caused damage ranging from \$150-1800.
-
- Electrician onsite to add hardwire line for cameras at building maintenance.
- Electrician repaired monument lights on Festive Grove and Melogold.
- Electrician recalibrated timers for clubhouse

Administrative

- BDI assisting with securing a Structural Engineer for conservation walk.
- BDI onsite next week to show vendors locations of weirs.
- Seminar on Open Carry Law attended.
- Met with Pasco County on Reclaimed water meters and billing with the HOA.
- District parcels all updated on Pasco County Site
- Reserve study proposal signed date done will be based upon end of year financials.
- Christmas lights up and in use. 🟡 - 🍁 🌸
- Met with April from Davey they are doing a written report for us every week moving forward. Please find attached the first report

FRONT / BACK GATE

- The independent assessment of the front gates is complete. We are in the process of creating an action plan to rectify all deficiencies.

- This assessment report was shared with District Counsel along with Clinton's timeline of issues. She is composing a letter with this information
- An email was sent pertaining to some frequent incidents regarding gate damage. Please review this document for helpful information for eliminating vehicle strikes.
- We have recovered \$8500.00 in gate damage due to operator error.
- Please call or visit the CDD office for gate codes or questions regarding the cell gate application. We are happy to assist in any way.

**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 October 7, 2025, and called to order at 10:02 am at The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, Florida 34647.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Communications, were:

Wendi McAnn	District Manager
Lauren Gentry	District Counsel
Grace Rinaldi	District Counsel
Jennifer Daskevich	Representative, Gourmet Everyday
Matt Goldrick	Aquatics, Steadfast
Clint Robinson	Assistant District Manager
Mike Marek	HOA
Seam	Landscaping, Davey's

Residents and Members of the Public.

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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THE GROVES CDD

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THIRD ORDER OF BUSINESS**Audience Comments**

Ms. Daskevich, from Turn Bar, thanked the Board for renewing the contract without raising rates and asked them to consider during lean months waving the restaurants' rent and utilities. Ms. Daskevich discussed the cleanup efforts regarding the dock area and the receipt of clean health department reports with the exception of the Managers expired certification. That manager will be taking her test for recertification.

Mr. Goldrick went over the Aquatics report and asked the residents not to harass his employees when they are onsite working.

Mr. Seam advised the Board that the Bushes on Hwy 41 will be trimmed next week along with the bushes on Berna. Mr. Seam stated that with the new weekly schedule the landscaping crew will be pulling weeds and pruning regularly.

Ms. Sharon Smith asked to consider lowering the rent for the Turn Bar and to have the music reinstated at the clubhouse and pool areas.

Mr. Mike Marek spoke on behalf of the HOA Board regarding irrigation and what the HOA has paid to the CDD from 2021-2025 being \$400,000.

Mr. Glenn Douglas voice his wish for the Board to allow Chairmen Allison to negotiate with the HOA regarding the water and irrigation.

Mr. J. Robb stated that water serves a public purpose and doesn't understand why there is any disagreement regarding the agreement.

Mr. Nelson Wellman stated he'd like to see a non-resident fee institute and spoke on why this fee is important.

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THE GROVES CDD

FOURTH ORDER OF BUSINESS**Business Items****A. Review of LLS Arbitrage Report 2025**

On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion to accept the LLS Arbitrage Report 2025, carried.

B. Consideration of Resolution 2026-01; Re-designation of District Agent

On MOTION by Mr. Loar, seconded by Mr. Allison, with all in favor, motion to approve Resolution 2026-01 Re-designation of District Agent regarding District Counsel, carried.

C. Consideration of Second Addendum to Concession Agreement with Gourmet Everyday

On MOTION by Mr. Loar, seconded by Mr. Cross, with all in favor, motion to discuss the Second Addendum to the Concession Agreement with Gourmet Everyday, carried.

Discussion ensued regarding the terms of the Addendum. Mr. Loar motioned to amend the contract to state first right of refusal be effective immediately vs. January 1, 2026.

On MOTION by Mr. Loar, seconded by Mr. Cross, with all in favor, motion to approve the Second Addendum to the Concession Agreement with Gourmet Everyday with the amendment of the first right of refusal be effective immediately, carried.

D. Consideration of Report and Recommendation for Reclaimed Water Irrigation

Discussion ensued regarding the reclaimed water irrigation. Information regarding the irrigation system, water output and current cost share agreement was provided.

Motion was made by Mr. Allison to meet with the HOA board to discuss the water agreement and was seconded by Mr. Cross. Mr. Loar called for further discussion on the subject before voting processed.

On MOTION by Mr. Lewis, seconded by Mr. Cross, motion to approve Mr. Allison meeting with the HOA to discuss the Irrigation Agreement, failed. 3-2

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THE GROVES CDD

Mr. Loar provided a sprinkler head demonstration and discussion the errors he felt were in the current data for the system. Mr. Loar advised that he is still working with Toro and WestCo Turf to get the system properly installed and programmed.

On MOTION by Mr. Lewis, seconded by Mr. Cross, with all in favor, motion to approve Mr. Allison meeting with the HOA and representatives from Toro & WestCo to discuss the data regarding the irrigation water output, carried.

E. Ratification of Tampa Holiday Lighting Agreement

On MOTION by Mr. Loar, seconded by Mr. Allison, with all in favor, motion to approve Ratification of Tampa Holiday Lighting Agreement, carried.

F. Consideration of Moving November 5th Meeting to November 4th

On MOTION by Mr. Loar, seconded by Mr. Allison, with all in favor, motion to approved to move the November 5, 2025 meeting to November 4, 2025, carried.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry advised the Board that there is no conflict of interest when a Board member serves on both the CDD and HOA Boards.

Ms. Gentry stated she was working on the letter to Accurate to sever the contract with Clinton on specifics.

B. District Engineer

Ms. McAnn advised the Board that she was working with Mr. Brletic to secure a structural engineer to make a recommendation regarding the conservation walk.

C. Aquatics Report

i. Pond 3A Past Treatment Report

Mr. Goldrick presented his report earlier in the meeting and answered the Boards questions.

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THE GROVES CDD

D. Clubhouse Manager Report

Ms. McAnn presented the Clubhouse Manager report to the Board. The Board had no comments or questions.

E. District Manager

Ms. McAnn presented the District Manager report to the Board and provided the option to open a high yield checking account at Vally Bank to keep the credit card or close this card and open a new credit card at Bank United, with whom the District has a relationship.

On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion to close the Valley Bank Credit Card and open a Credit Card with Bank United, carried.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of the Minutes of the Meeting Held on September 2, 2025**

Revision to line 47 of the meeting minutes to change Diamond to Diamonte made.

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion to accept September 2, 2025, Meeting Minutes with revision, carried.

B. Consideration of the Minutes of the Meeting Held on September 23, 2025

Revision to lines 54-58 of the meeting minutes requested by Ms. Gentry to find that continued operation of the Turn Bar provides a public benefit, to add an addendum for first right of refusal for The Turn Bar, and to otherwise renew the contract on the current terms. The Board approved the revision.

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion to accept September 23, 2025, Meeting Minutes with revisions to lines 54-58 provided by Ms. Gentry to find that continued operation of the Turn Bar provides a public benefit, to add an addendum for first right of refusal for The Turn Bar, and to otherwise renew the contract on the current terms, carried.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Loar requested janitorial services quotes, Pleasant Plains Rd commercial fence quotes and that the gate on the bridge leading to hole #4 be relocated.

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THE GROVES CDD

Mr. Watkins requested additional scrubbing in the pool advising that the stains are improved. Mr. Watkins advised that there are black stains on the pool deck, spider webs at the Lanai / restaurant entrance area that needed to be removed. Asked about what music is provided. Ms. McAnn advised that Sirius XM was the provider.

Ms. Cross requested the parking lot blocks be realigned and that the pool equipment hooks be fixed.

Mr. Allison stated that he would like to find ways for the CDD to work closer with the HOA on sharing costs that will not create hardship on either group.

Mr. Allison requested a landscaping terms and compliance review.

Mr. Allison provided a Capital Reserve spreadsheet and stated a Capital Workshop is needed to create line itemed projects that will be done based on the outcome of the Reserve Study.

Mr. Lewis requested additional golf cart parking at the rear of the building, plan for clubhouse renovation and to closely review the landscaping contract with Davey Landscaping.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being nothing further, the Board adjourned the meeting at 11:29 a.m.

Wendi McAnn
District Manager

Jimmy Allison
Chairperson