

**THE GROVES
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 17, 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
Jayna Cooper, District Manager
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager
Christian Haller, District Accountant
Tabitha Blackwelder, Administrative Assistant

Special Meeting Agenda

Wednesday, December 17, 2025, at 10:00 a.m.

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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 to Allow Accurate Electronics to Complete Gate Contract in Response to Their Written Offer
 - B. Consideration to Immediately Resume Payment to Accurate Electronics for Our Contracted Cellular Services and Warranty Services
 - C. Gate Permit Findings Page 3
 - D. Rescind Action Taken at December 2, 2025, Meeting to Contract with ECS for Permitting
- 5. Supervisors' Requests**
- 6. Adjournment**

Next regularly scheduled meeting is Wednesday, January 6, 2026, 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

Gate Project Permit Review and Findings

Purpose

This Executive Summary provides a concise overview of the permitting requirements associated with the Gate Enhancement Project at The Groves CDD. It outlines the roles of the District Engineer, Inframark, and the Board, and presents confirmed findings from Pasco County regarding permits, drawings, and inspections.

Project Background

The project involved refurbishing and enhancing the community's existing front and back gate systems.

- The District Engineer reviewed the scope of the back gate and classified the work as an enhancement, not new construction.
- Inframark reached the same conclusion and noted that neither they nor District staff are licensed to obtain building permits.
- Under Pasco County regulations, enhancement projects tied to existing infrastructure do not require permits.

Board Review Process

Although initial professional assessments indicated no permit was required, the Board chose to obtain additional verification. On December 2nd, the Board voted to:

- Hire ECS Integrations to investigate any permitting obligations.
- Authorize up to \$10,000 for this review.

Pasco County Findings

Following an in-person review by Chris Saker owner of ECS, Pasco County confirmed:

- No permits were required for any portion of the gate project.
- No drawings or permit records were expected or required.
- High-voltage tie-ins, concrete work, and post installation did **not** require permits.
- No inspections were necessary.
- Security gates are not subject to hurricane construction standards.
- The project was officially categorized as refurbishment/enhancement, not new construction.

Conclusion

Pasco County's findings aligned fully with the initial assessments of both the District Engineer and Inframark:

- The Gate Project did not require permits.
- The work constituted enhancement/refurbishment of existing infrastructure.
- No party—Engineer, Inframark, or contractor—was responsible for obtaining permits, as none were applicable.
- The independent review conducted by ECS validated the original guidance and formally closed the permitting inquiry.