



# *The Groves Community Development District*

**January 6, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

[Join the meeting now](#)

Meeting ID: 237 585 817 201 8

Passcode: bu3GU7Uo

2005 Pan Am Circle, Suite 300  
Tampa FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# 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  
Howard Neal, Field Services Director  
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager  
Christian Haller, District Accountant  
Tabitha Blackwelder, Administrative Assistant

## Meeting Agenda

Tuesday, January 6, 2026 at 10:00 a.m.

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### 1. Call to Order/Roll Call

### 2. Pledge of Allegiance

### 3. Audience Comments

### 4. Business Items

- A. Consideration of Janitorial Services – 3 Day a Week
  - i. Gator Cleaning Solutions Weekly Cleaning Proposal ..... Page 3
  - ii. JaniKing Weekly Cleaning Proposal ..... Page 12
- B. Consideration of Cintas Cleaning Supply Proposal ..... Page 27
- C. Consideration of Big Sun Fencing Proposal for Tennis Fence Repair  
& New Windscreen ..... Page 32
- D. Consideration of Resolution 2026-06; Removing and Designating New  
Treasurer ..... Page 33
- E. Discussion of Security
- F. Discussion of Pool

### 5. Staff Reports

- A. Accounting Report
- B. District Counsel
- C. District Engineer
  - i. BDI Engineering Labor Rates 1-1-2026 ..... Page 34
- D. Aquatics Report..... Page 35
- E. Landscape
  - i. Davey QSA Report ..... Page 47
  - ii. Davey November 2025 Irrigation Inspection Report..... Page 57
- F. Clubhouse Manager
  - i. Clubhouse Manager Report ..... Page 59
- G. District Manager

### 6. Business Administration

- A. Consideration of December 2, 2025, Meeting Minutes ..... Page 62
- B. Consideration of December 17, 2025, Meeting Minutes ..... Page 66

### 7. Supervisors' Requests

### 8. Adjournment

Next regularly scheduled meeting is Tuesday, February 3, 2026, at 10:00 a.m.

#### District Office:

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

#### Meeting Location:

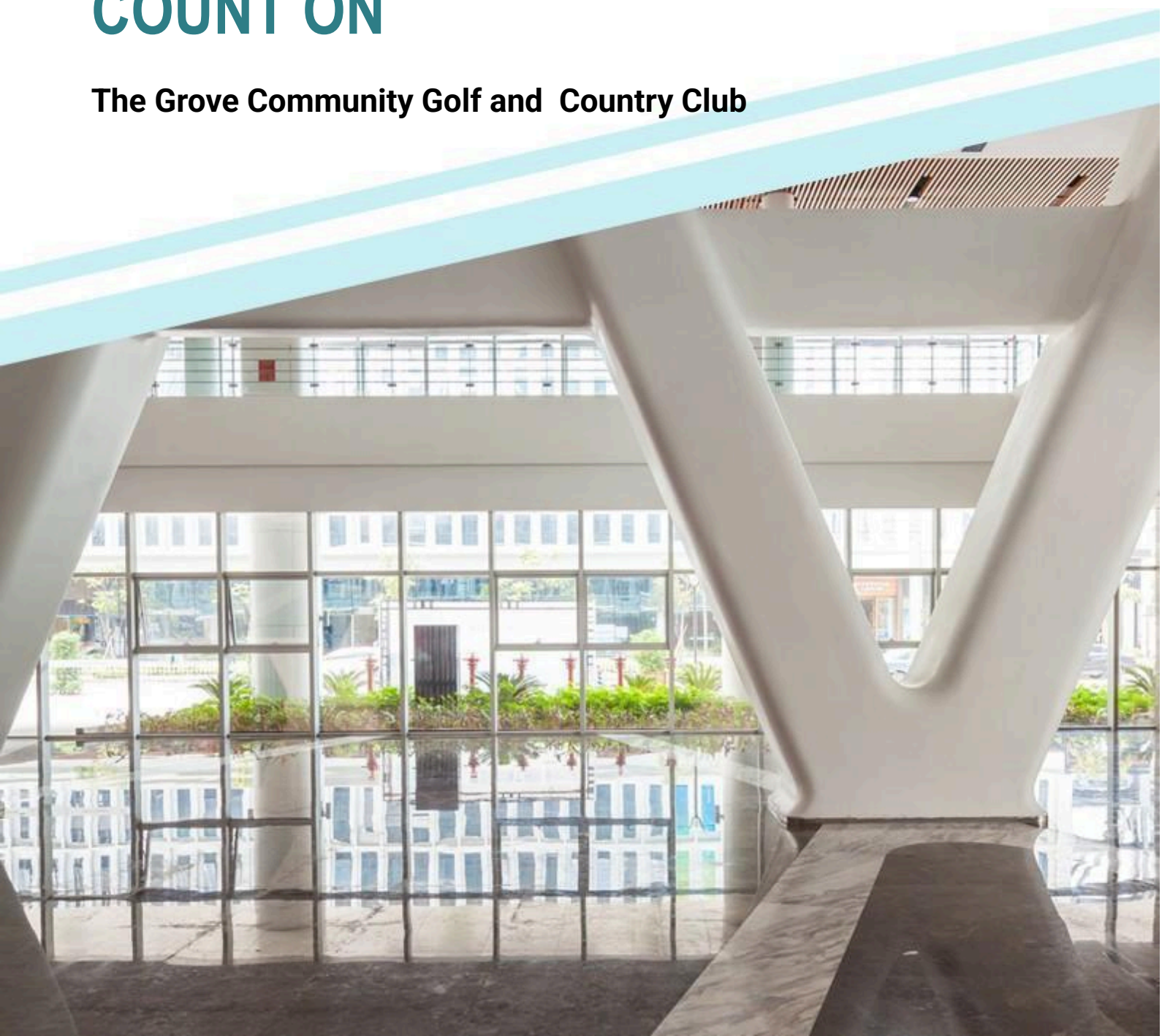
The Groves Civic Center  
7924 Melogold Circle  
Land 'O Lakes, FL. 34637





## CLEANING YOU CAN COUNT ON

**The Grove Community Golf and Country Club**





## ABOUT US

Gator Cleaning Solutions offers a full range of cleaning services to suit most facilities and any budget. From light office cleaning to deep institutional cleaning, our highly trained staff will ensure your environment is pleasant, safe, and healthy. For your peace of mind, we carry comprehensive general liability and property damage insurance, and all our staff members are covered by Workers' Compensation.

### *Our cleaning philosophy*

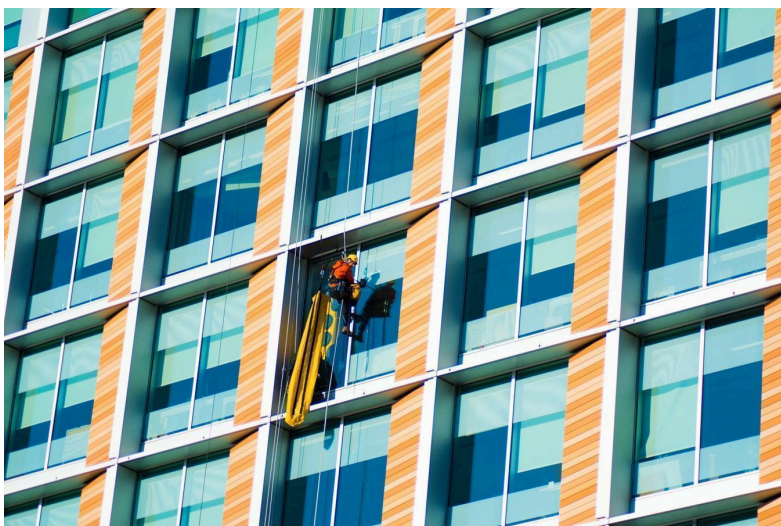
We believe a clean environment is a healthy environment. Our systematic approach to establishing and maintaining the highest standards of cleanliness means you can focus on your work and your students. Quality control is very important to us. Over our many years in the business, we've developed a foolproof system of weekly, monthly, and yearly janitorial maintenance that guarantees results.

### *Our people*

Each member of the Gator Cleaning Solutions team is carefully screened. We hire only the most conscientious and professional candidates. Each cleaner is thoroughly trained in our systems, products, and equipment, and is bonded and insured.

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### Our clients

Gator Cleaning Solutions's satisfied clients include many institutions and businesses in your community.

### Testimonials

*"We have been using Gator Cleaning Solutions for several years to assist with satellite offices and additional project cleaning. They have been very dependable, price competitive, and professional with all areas of service. We appreciate and rely on the service Gator offers to our facilities."*

*- Susan Bacon, Environmental Services Florida Hospital Zephyrhills*

*"Gator Cleaning Solutions provides our three schools with superior service. It starts with their owner and management team, always available and great with addressing our every cleaning need and/or if any issues arise. Their cleaning crews are professional, hardworking, and honest. And their flooring department makes our school look its best. Thank you, Gator Cleaning Solutions." - Marty Urra, Pepin Academies Facilities Manager*

*"As a business with unique and specific needs, Gator Cleaning Solutions has gone above and beyond to accommodate our staff and our patients! They are incredibly responsive and provide a high level of cleaning." - Luke Irish, Restore Sleep Centers*

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# GETTING STARTED

*The Gator Cleaning Solutions system of establishing and maintaining the highest standards of cleanliness and hygiene has three steps.*

## 1. CONSULTATION

Our team of cleaning professionals will visit your sites to determine the current state of cleanliness. Based on a ten-point checklist, they create a deep cleaning plan to establish a baseline for future maintenance. They also outline the daily, weekly, and monthly maintenance routine for the upcoming year.

## 2. INITIAL CLEAN

The initial clean is the first step in establishing a routine of daily, weekly, monthly, and yearly maintenance. This deep clean sets the stage for maintaining the sanitation of your buildings and properties over the long term.

## 3. MAINTENANCE

Your customized janitorial maintenance plan begins right away. Supervisors continuously monitor our cleaning teams to ensure the plan continues to meet your needs, and modify the plan to accommodate changes to building demands and use.



## OUR SERVICES\*

Gator Cleaning Solutions offers a full range of cleaning services for commercial and institutional properties.

- General cleaning and janitorial services
- Day porter services
- Floor maintenance Programs
- Cafeteria and kitchen cleaning
- Restroom cleaning and maintenance
- Waste and compost removal services
- Building exterior and sidewalk maintenance
- Window maintenance programs
- Disposable supply management and ordering
- Emergency cleaning and disaster restoration

\*Service provided per request, Subject to additional cost.



# YOUR CUSTOMIZED PLAN AND INVESTMENT

A team of cleaners and a supervisor will be assigned to you. It's important that your cleaning team knows your facilities as well as you do, so we make every effort to keep the team consistent throughout the duration of your contract.

## MONTHLY PRICING/ FEES- Weekly Janitorial-

**3x weekly Full Cleaning-** **\$1425 per month**

## PRICING/ FEES- Per requested-

<b>Strip and Wax- MPR</b>	<b>\$1995</b>
<b>Windows Cleaning- In/Out</b>	<b>\$1170</b>

# SCOPE OF WORK

## Nightly Services Provided

- Empty all trash cans and remove trash to collection point and clean
- Sweep all hard surface floors
- Mop all hard surface floors/ Mop all hard surface floor and remove stains and spillage marks
- Vacuum heavy traffic carpeted areas
- Clean/Disinfect all light switches and door handles
- Clean Entry Glass
- Dust horizontal surfaces of credenzas, tables, filing cabinets in common space.
- Thorough Clean of Restrooms with disinfection of fixtures, clean and polish bright work, clean all mirrors
- Turn off ALL light switches and desk lamps in all rooms/offices/cubicles upon exit
- Removing Trash from Doggy Stations, and replace bags

## Monthly Services Provided

- Clean/disinfect restroom partitions and walls around toilets and urinals
- Thoroughly dust all vertical surfaces of the office furniture: desks, tables, chairs, credenzas and file cabinets
- Dust baseboards, ceiling corners and door frames and edges
- Dust tops of doors, door frames, partitions and air vent

# OUR AGREEMENT AND NEXT STEPS

To contract Gator Cleaning Solutions for a one-year term please sign in the space provided below. Services are billed at the end of each month and due by the 15th of the following month. Our cancellation policy requires 30 days' notice by either party.

## CONTRACTOR AGREEMENT

This Contractor Agreement (Hereinafter "Agreement") is made on this day of \_\_\_\_\_ between **The Grove Community** (Hereinafter "Client") and **Gator Cleaning Solutions** (Hereinafter "Contractor")

It is agreed as follows:

### ARTICLE ONE - CLEANING SPECIALIST SERVICE

#### 1.1 RETAINER.

The Client hereby agrees to retain the Contractor to provide cleaning services as the Client and the Contractor may from time to time agree upon, (the "Services") and the Contractor hereby agrees to provide such Services to the Client.

#### 1.2 TERM OF AGREEMENT

This Agreement shall begin on \_\_\_\_\_ and stay in effect until either party gives a full 30 days notice of agreement cancellation. Upon completion of this Agreement the Contractor shall return any property or documentation belonging to the Client and the Client shall return any property or documentation belonging to the Contractor.

#### 1.3 COMPENSATION DETAILS AND SCHEDULE

The Client agrees to pay the Contractor a service fee every month. The Client will make payment to the Contractor before the 15th of every month for the completion of all services specified within this Agreement for the previous month. All outstanding balances of more than 30 days will be marked overdue and be subject to a 10% late fee penalty on top of the stop of service. All outstanding balances of more than 60 days will be marked unpaid, subject to a 20% late fee penalty, and sent to a collection agency for reporting to the credit bureaus



The Client has provided the following as contact information:

**Address:** 7924 Melogold Cir, Land O' Lakes, Fl

**Company:** The Grove Community GOLF and Country Club

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

The Contractor has provided the following as contact information:

**Gator Cleaning Solutions**

**Address:** 11503 Prosperous Dr. Odessa Fl 33556

**/ / ERIN.TRUELL@GATORCLEANINGSOLUTIONS.COM**

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

SIGNING SPACE

Gator Cleaning Solutions \_\_\_\_\_

Date: \_\_\_\_\_

CLIENT \_\_\_\_\_

Date: \_\_\_\_\_

Start date: \_\_\_\_\_

A woman, a Jani-King employee, is smiling and shaking hands with a man. She is wearing a light blue polo shirt with the Jani-King logo on the left chest and a black skirt. The man is wearing a blue polo shirt. They are in an indoor setting with a wooden wall and a potted plant in the background.

# Cleaning Solution for The Groves Golf and Country Club

**Jani-King of Tampa Bay  
2469 Sunset Point Road  
Clearwater, FL 33765  
(727) 797-7744**

**December 17, 2025**



# Summary

## What if you never had to change cleaning companies again?

Most companies change cleaning services about every 18 months. That shows a high degree of dissatisfaction, not to mention time wasted getting proposals from other cleaning companies that over-

promise and under-deliver. Sound familiar? Our proposal will show you how partnering with Jani-King will solve your cleaning problems and bring an end to this frustrating cycle once and for all.

## Concerns of The Groves Golf and Country Club

**Restrooms** Dirty restrooms raise health risks, increase absenteeism, and make a poor impression on customers and visitors. Our franchisees use the most advanced chemicals, procedures, and equipment to eliminate odors and reduce the spread of germs.

**Grout** Dirty grout causes odors and reflects poorly on your business. After scrubbing your floors clean, we'll maintain them with a microfiber/clean water system, so dirt and odors disappear.

**Carpets** Proper carpet care removes allergens and other organisms that cause diseases. It also extends the life of the carpet by removing abrasive dirt and

grit. Our franchisees follow a carefully designed system of cleaning and spot removal, making sure your carpets stay clean longer.

**Hard Floors** Poorly maintained floors are not only a poor reflection on you, they also increase the risk of slip-and-fall accidents. Our floor care program keeps your floors shiny and safe.

**Dusting** Poor dusting makes your facility look dirty and lowers air quality. The use of color-coded microfiber products removes dust instead of spreading it around and prevents cross-contamination.

## The Bottom Line

**Poor training and supervision are the real problems** Inconsistent quality, dust build-up, dirty floors, and odors are often the result of poor training or supervision. In 1969, Jani-King developed a unique franchise system pairing a motivated Jani-King franchisee with a local regional support team and eliminated these problems.

**Our experience makes a difference** Since introducing our franchise model to the commercial cleaning industry, we've perfected the concept and

become the largest and most respected franchised commercial cleaning company in the world. You will benefit from our national/international expertise and from the dedication of a local franchisee - the "best of both worlds."

**The value of clean** Proper cleaning, the way Jani-King cleans, impacts your bottom line in the following ways: lower absenteeism, lower "presenteeism," asset preservation, and enhanced image.

## Our Recommendation

We recommend that The Groves Golf and Country Club choose Jani-King to provide all of its cleaning services. When you do, we'll implement a comprehensive, personalized cleaning program and provide bonded cleaners trained to do the work efficiently, consistently, and to your satisfaction.





# E-mail Surveys

## Cleaning Evaluation / Comment Form

### Cleaning Evaluation

Customer

Sunset Point, LLC

Franchise

Cleaning 123, LLC

Overall					
Trash					
Dusting					
Floors					
Restrooms					

Comments

Your Name

John Smith

Click to submit Scores



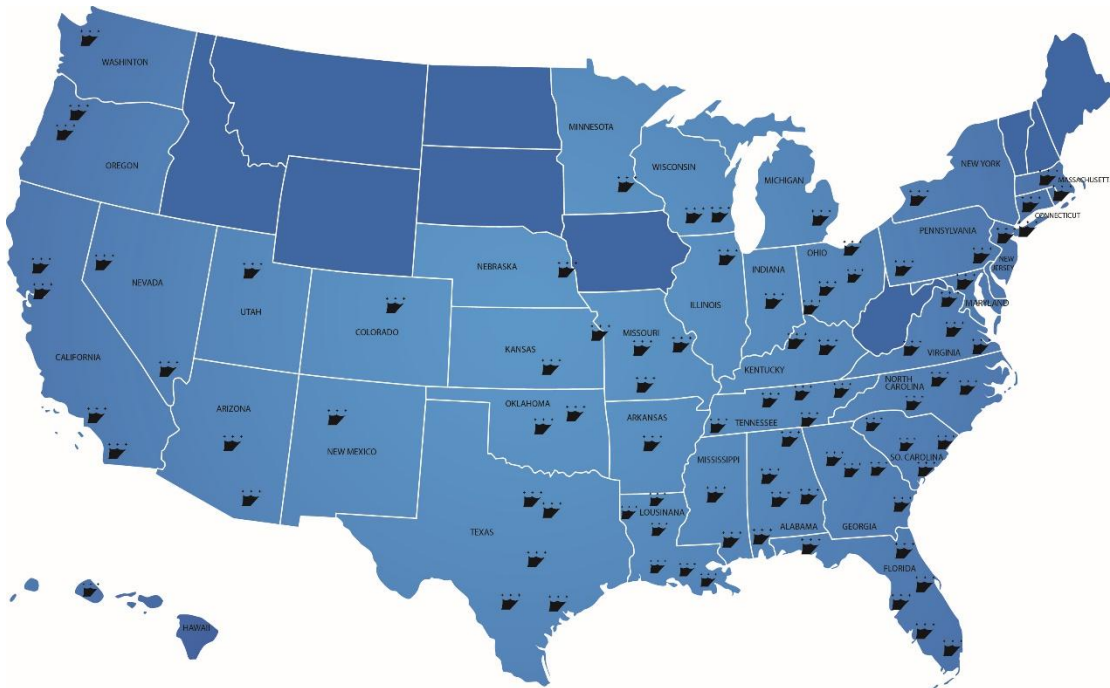
# How We're Different

## Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 6,500 franchisees and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

## The Jani-King Franchise Concept

- We bring your organization the “best of both worlds.” You benefit from Jani-King’s national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That’s why we operate through a network of authorized and trained franchisees – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchisees have a genuine concern for a job well done.



## Regional Office Support

- Help is always just a phone call away!
- Although our franchisees are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchisees whenever necessary.
- Regional personnel make certain that our franchisees have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



# How We're Different

## Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they periodically inspect your facility and provide on-site training for the franchisee to keep your facility always looking its best, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

## Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Logbook we provide. This logbook is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this logbook.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we'll routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

## Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

## Supporting our Community

Our caring and commitment goes beyond our customers and into the local community. We contribute 10% of our profits to charities and understand that giving back to where we live and work creates stronger communities. It's just another way in which Jani-King is taking the lead and making a difference.

## Supporting our Veterans

Veterans are graduates of one of the best business schools in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles, and we offer discounts to encourage veterans to join our team.





# National Customers

## We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the Top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchisees and has gained the trust of some of the world's most prestigious companies and organizations.

## Some of Our Customers & Sponsorships



TIFFANY & CO.

FedExField

Canon

Spectrum  
CENTER





# Tampa Bay | Golf



Countryside Country Club, located in Clearwater Florida, offers 27 holes of golf, 14 tennis courts, 2 swimming pools, restaurants, a banquet hall, and a fitness center. The club is part of ClubCorp's network of over 350 country clubs. Countryside was looking to outsource some of their housekeeping services and trusted Jani-King!



As the official cleaning company of the PGA of America, Jani King is trusted by club industry leaders for our commitment to member and guest satisfaction. We have the privilege of servicing Ardea Country Club. Ardea features 36 holes of championship golf, a clubhouse with a snack bar, driving range, practice facility, PGA golf instruction, and a pro shop.



Serenoa Golf Club is a premier public golf course located in Sarasota. Serenoa has been ranked as a top 100-course in Florida, specializing in corporate, charity, and group outings. Jani King provides cleaning throughout the facility, as well as cleaning services for event functions.



Westchase Golf Club, recognized by the National Golf Foundation as a top 10 course in the national rankings, has trusted Jani King to maintain its facilities. Jani King offers the highest quality of cleaning and disinfecting services and is proud of its partnership with this prestigious club for over a decade.



# Tampa Bay References



Jani-King of Tampa Bay is the primary janitorial service provider at "One Buc Place," home of the NFL's Tampa Bay Buccaneers. This 145,000 square foot campus is considered a premier facility of its type in the NFL. We provide daily cleaning services throughout, including a 10,000 square foot weight room, hydrotherapy room, locker rooms, and a theatre-style auditorium.



Johns Hopkins All Children's Hospital is ranked in the Top 50 by US News and World Report, providing innovative treatments and therapies for infants and children. Our partnership with All Children's began in 2015, servicing all the Tampa Bay Outreach Centers. Our services include daily infection control and routine floor care programs.



Dex Imaging chose Jani-King to provide exceptional cleaning to their corporate offices in 2014. As they have expanded and acquired more buildings, we have provided additional services at these locations.



Since 2007, Jani-King has served as Florida Power & Light's preferred vendor for janitorial services throughout the state of Florida. Locally, Jani-King services multiple FP&L facilities. We provide a full line of services including nightly cleaning, hard floor care, and project services. With extremely high security requirements, FP&L carefully selected Jani-King to trust with cleaning their most technically sensitive sites.



The industry leader in phosphate mining, Mosaic first partnered with Jani-King in 2012 for reliable and consistent service at each of their facilities. Due to our outstanding cleaning performance and professionalism, the partnership has expanded over the years with the award of several new buildings.



# Cleaning Schedule

AREAS / TASKS	The Groves Golf and Country Club	DLY	WK	MO	/YR
<b>GENERAL OFFICES</b>					
Trash containers: empty containers and replace liners as needed	X				
Horizontal furniture surfaces (reasonably clear of papers): dust	X				
Desktops: spot clean to remove bottle/cup rings	X				
Carpets: spot vacuum aisles (not responsible for removal of staples/paper clips)	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop to remove spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Carpets: thoroughly vacuum (not responsible for removal of staples/paper clips)		X			
Hard floors: damp mop with neutral cleaner		X			
Wall-hung pictures: dust and straighten		X			
Baseboards and low vents: dust		X			
Wall surfaces around light switches: spot clean		X			
Ceiling vents and ledges that can be reached from the floor: dust				X	
Telephones: clean and disinfect				X	
Upholstered furniture: vacuum				X	
Blinds: dust				X	
<b>RESTROOMS</b>					
Toilets and urinals: clean with an EPA-registered disinfectant	X				
Sinks: clean with a non-abrasive cleaner and EPA-registered disinfectant	X				
Doorknobs/push plates: clean with an EPA-registered disinfectant	X				
Bright metal parts of fixtures: polish	X				
Mirrors: clean and polish	X				
Trash containers: empty containers and replace liners	X				
Hand towel and soap dispensers: clean and replenish	X				
Walls: spot clean to remove soap splashes, fingerprints/smudges	X				
Partition tops: dust	X				
Partition walls: spot clean with an EPA-registered disinfectant	X				
Hard floors: sweep then mop with an EPA-registered disinfectant	X				
Tile walls and partitions: clean with an EPA-registered disinfectant		X			
Ceiling vents and ledges that can be reached from the floor: dust		X			
Hard floors: scrub with an EPA-registered disinfectant and rinse thoroughly				X	
Floor drains: add water and enzymes				X	

# Cleaning Schedule

[illegible]



# Cleaning Schedule

AREAS / TASKS	The Groves Golf and Country Club	DLY	WK	MO	/YR
<b>FITNESS ROOMS</b>					
Trash containers: empty containers and replace liners as needed		X			
Hard floors: vacuum and spot mop		X			
Glass partitions, doors, and mirrors: spot clean to remove fingerprints/smudges		X			
Exercise equipment: wipe with an EPA-registered disinfectant		X			
Wall-hung pictures: dust and straighten			X		
Baseboards and low vents: dust			X		
Wall surfaces around light switches: spot clean				X	
Ceiling vents and ledges that can be reached from the floor: dust				X	



# Agreement

**CUSTOMER NAME & ADDRESS**

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

**JANI-KING NAME & ADDRESS**

DAZSER-TPA Corporation  
Jani-King of Tampa Bay  
2469 Sunset Point Road  
Clearwater, FL 33765

**FREQUENCY / DESCRIPTION**

3 services per week

**CONTRACT AMOUNT INITIAL**

\$1,097.00 per month

Start Date

This Agreement has been written in an informal style to make it easier to understand. In this Agreement, we refer to DAZSER-TPA Corporation d/b/a Jani-King of Tampa Bay as "Jani-King", "we", or "us". We refer to **The Groves Golf and Country Club** as "you" or "Customer."

The term of this Agreement is one (1) year from the date our services begin (the "Start Date"). This Agreement will automatically renew on each anniversary date for an additional one (1) year period under the same terms and conditions unless we receive written notice of your intention to cancel our services at least 30 days before the anniversary date.

You acknowledge that it will take up to 30 days for cleanliness to reach standards if no Initial Clean is performed.

Our authorized franchisee will furnish all labor, equipment, cleaning supplies and supervision necessary to provide the cleaning services described in the attached Cleaning Schedule for the "Contract Amount" shown above. **Sales tax is your responsibility and will be added to the Contract Amount for you to pay.**

Consumables (trash can liners, paper towels, toilet paper, soap, etc.) are not included in the Contract Amount.

We both agree to make the attached Terms and Conditions and Cleaning Schedule a part of this Agreement.

**CUSTOMER**
**JANI-KING**

\_\_\_\_\_  
Signature of Authorized Representative

*Trey Foster*

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Print Name, Title

**Trey Foster**  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



# Terms & Conditions

**You have the right to terminate this Agreement for cause if performance is unsatisfactory.** However, you agree that minor deficiencies in performance are not cause for termination of this Agreement. Before termination for cause is effective, you must give written notice stating in detail the nature of any defects in performance. Upon receipt of this notice, there is a 15-day period to cure the defects to your reasonable satisfaction (the "Cure Period"). If the defects are not cured during the Cure Period, you may terminate this agreement with written notice. If we do not receive written notice to the contrary during the Cure Period, all defects shall be deemed cured. You further agree that an Early Termination Fee equal to the charge for one month of service shall be due if you terminate this Agreement before the end of the contract term for any reason other than cause, not complying with the procedures outlined above, or if we terminate the Agreement for non-payment.

**You agree to pay no later than the last day of each month (the "Due Date") for services and supplies rendered during the month.** You also agree to pay any sales or use tax due on services and supplies. If payment is not received by the tenth (10th) of the following month, a finance charge equal to the maximum rate allowed by law will accrue from the Due Date. We may declare you in default of this Agreement and immediately suspend or terminate services if we fail to receive payment for services or supplies by the Due Date. If we terminate this Agreement, we are not waiving any other applicable provisions.

**You agree that feedback about our performance is important for us to provide satisfactory service and you agree to respond to regular surveys and participate in periodic inspections.**

You agree to pay any costs we incur to collect any sums due under this Agreement. If legal action becomes necessary (including administrative or appellate proceedings), the prevailing party is entitled to recover reasonable costs and attorneys' fees. The venue for any dispute shall be Pinellas County (FL), where our business office is located, and the law of that state will apply to the resolution of any dispute.

**We and our franchisees are independent contractors** and are not and will not be an employee or agent of yours during the term of this Agreement. We, our franchisees, and their employees are not within the protection or coverage of your Workers Compensation Insurance. No withholding of Social Security, Federal or State Income Tax or other deductions will be made from the sums paid to us because they are contract payments and not wages.

The people selected to perform our obligations will be Jani-King franchisees or subcontractors. We may assign or sublet the whole or any part of our interest or obligations under this Agreement to a franchisee, affiliate, or subsidiary.

Significant time and money have been invested to recruit and train our employees, subcontractors, and franchisees and their employees (the "Staff"). You agree to pay \$5,000 per occurrence if you employ or contract with any of the Staff during the term of this Agreement or within 180 days after this Agreement ends without our written consent. This amount is liquidated damages, is not intended as a penalty, and is solely intended to compensate for damages caused by such action.

Services for New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas are not included in the Contract Amount. There is no credit due if service falling on any of those days is not rescheduled.

You agree that the Contract Amount may periodically be adjusted up or down, based on changes in the Consumer Price Index (6% max) and/or Minimum Wage laws, but never more than once a year.

Our rights and duties under this Agreement are personal and may not be assigned, transferred, waived, or otherwise affected in any way by any of our employees, representatives, or franchisees.

If any part of this Agreement is declared invalid, the remaining portion shall remain in force and effect as if this Agreement had been executed without the invalid portion.

You acknowledge that you have reviewed and have had the opportunity to discuss the terms of this Agreement and the attached Cleaning Schedule with our representative and agree that its terms reflect the entire agreement between us. Any changes or modifications to this Agreement must be in writing and signed by both parties.





## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Insurance Office of America 101 West Main Street, Suite 200 Lexington, SC 29072	<b>CONTACT NAME:</b> Tara Miller	
	<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
	<b>E-MAIL ADDRESS:</b> tara.miller@ioausa.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> Pennsylvania Manufacturers' Association Insurance Company	12262
<b>INSURED</b>  DAZSER-TPA Corporation dba Jani-King of Tampa Bay and Its Authorized Franchisees 2469 Sunset Point Road Clearwater, FL 33765	<b>INSURER B:</b> FCCI Insurance Company	10178
	<b>INSURER C:</b> Travelers Property Casualty Company of America	25674
	<b>INSURER D:</b> Manufacturers Alliance Insurance Company	36897
	<b>INSURER E:</b> StarStone Specialty Insurance Company	44776
	<b>INSURER F:</b> Great American Insurance Company of New York	22136

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	302501 1475375D	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 5,000,000
							PRODUCTS - COMP/OP AGG \$ 5,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	CA10008644902	8/1/2025	8/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	X	X	CUP0X685881	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 10,000,000
							AGGREGATE \$
							Aggregate \$ 10,000,000
D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	202501 1475375D	8/1/2025	8/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Commercial Umbrella			13507334/C	8/1/2025	8/1/2026	Limit 5,000,000
F	Crime			SAA099397909	8/1/2025	8/1/2026	Ded \$15k; Limit: 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required by Written Contract, it is agreed the following forms apply to Certificate Holder and other parties as required:

## GENERAL LIABILITY:

A.M. Best Rating A+ XV

Blanket Additional Insured Ongoing Operations by Contract PGL20151112  
SEE ATTACHED ACORD 101

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

FOR INFORMATION ONLY



## ADDITIONAL REMARKS SCHEDULE

AGENCY <b>Insurance Office of America</b>		NAMED INSURED <b>DAZSER-TPA Corporation dba Jani-King of Tampa Bay and Its Authorized Franchisees</b> 2469 Sunset Point Road Clearwater, FL 33765
POLICY NUMBER <b>SEE PAGE 1</b>		
CARRIER <b>SEE PAGE 1</b>	NAIC CODE <b>SEE P 1</b>	EFFECTIVE DATE: <b>SEE PAGE 1</b>

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

**Description of Operations/Locations/Vehicles:**  
**Blanket Additional Insured Completed Operations Contract PGL20171112**

**Blanket Waiver of Subrogation per policy form CG24041219**

**Blanket Primary and noncontributory per policy form CG20011219**

**Notice of Cancellation As Required by Written Contract – 30 days except 10 days for Nonpayment per policy form PIL02550912**

**BUSINESS AUTOMOBILE:**

**A.M. Best Rating A XI**

**Blanket Additional Insured and Primary and Non-contributory CAU082**

**Blanket Waiver of Subrogation per policy form CA04441013**

**WORKERS COMPENSATION:**

**A.M. Best Rating A+ XV**

**Blanket Waiver of Subrogation per policy form WC000313**

**UMBRELLA/EXCESS LIABILITY:**

**Travelers provides \$10,000,000 Lead Umbrella Coverage. Follow Form EU00010716. A.M. Best Rating A++ XV**

**StarStone provides \$5,000,000 Excess of Travelers' Lead. A.M. Best Rating A XIII**

**Scottsdale provides \$5,000,000 Excess of Travelers and StarStone A.M. Best Rating A XV**

**Umbrella and Excess Coverage are excess of Underlying Liability of referenced General Liability, Business Automobile Liability and Employer's Liability policies.**

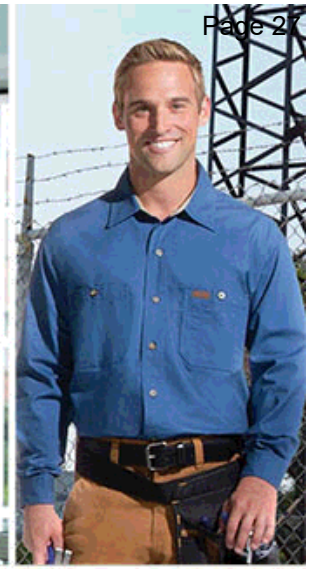
**POLLUTION LIABILITY**

**A.M. Best Rating A+ XV**

**Blanket Additional Insured per policy forms ECC3190712 and ECC406B0712**

**Blanket Waiver per policy form ECC3200712**

**Transportation Pollution Liability per form ECC4541016**



**HARD-WORKING** STYLE & COMFORT

**READY™**













Proposal Date: 11/18/2025

Expiration Date: 12/18/2025




Customer Name <b>Groves Golf &amp; Country Club</b>		Prepared For <b>Groves Golf &amp; Country Club</b>	
Delivery Address <b>7924 Melogold Cir, Land O' Lakes, FL 34637</b>		Delivery Address 2 :	
City : <b>Land O Lakes</b>	State / Province : <b>FL</b>	Zip / Postal Code : <b>34637</b>	Phone : <b>813.996.0161</b>

## Facility Services

### Non-Garment / Service Group 1

Non-Garments / Services	Frequency	Inventory	Unit Price	Price
 X2280 Z1 HARD SURF SANITZR	Every 4 Weeks	1	\$ 4.000	\$ 1.000
Auto LR: No Buy Back: No				
 X2275 GL1 GLASS&SURF CLNR	Every 4 Weeks	1	\$ 4.000	\$ 1.000
Auto LR: No Buy Back: No				
 X46299 DISINFECTANT WIPES 800CT BKT	Every 4 Weeks	1	\$ 30.000	\$ 7.500
Auto LR: No Buy Back: No				
 X27069 SIG SOAP SVC	Weekly	9	\$ 3.000	\$ 27.000
Auto LR: No Buy Back: No				
 X20023 SIG HRDWND WHT LRG	Every 4 Weeks	15	\$ 5.500	\$ 20.625
Auto LR: No Buy Back: No				
 X8072 SIG SANT SVC	Weekly	3	\$ 2.000	\$ 6.000
Auto LR: No Buy Back: No				
 X2271 FC1 HD FLR CLNR/DGSR	Weekly	6	\$ 1.750	\$ 10.500
Auto LR: No Buy Back: No				
 X2276 RR1 DISNFCT/ RR CLNR	Every 4 Weeks	1	\$ 4.000	\$ 1.000
Auto LR: No Buy Back: No				



Non-Garments / Services		Frequency	Inventory	Unit Price	Price
	X9290 CASE JRT PAPER	Every 4 Weeks	2	\$ 25.000	\$ 12.500
	Auto LR: No Buy Back: No				
	X5552 BRUTE 32 GAL LD BLK ROL	Every 4 Weeks	4	\$ 6.000	\$ 6.000
	Auto LR: No Buy Back: No				
	X5554 BRUTE 55 GAL LD BLK ROL	Every 4 Weeks	4	\$ 8.000	\$ 8.000
	Auto LR: No Buy Back: No				
	X2650 WET MOP LARGE	Weekly	2	\$ 1.750	\$ 3.500
	Auto LR: No Buy Back: No				
	X27026 SIG AIR SVC	Weekly	4	\$ 2.900	\$ 11.600
	Auto LR: No Buy Back: No				
	X2570 24" DUST MOP	Weekly	1	\$ 1.750	\$ 1.750
	Auto LR: No Buy Back: No				
<b>Weekly Total :</b>				<b>\$</b>	<b>117.98</b>

## Other Charge

Charge Description	Price Per Week
Service Charge	\$ 6.95

## Total

Charge Description	Sale Price
Weekly Delivery Total	\$ 67.30
Monthly Delivery Total	\$ 297.80
Average Weekly Total	\$ 124.92

#

Sales Partner

IAN.KNOTT@CINTAS.COM

UR v2






Proposal Date: 11/18/2025







Expiration Date: 12/18/2025

Customer Name		Prepared For	
<b>Groves Golf &amp; Country Club</b>		<b>Groves Golf &amp; Country Club</b>	
Delivery Address		Delivery Address 2 :	
<b>7924 Melogold Cir, Land O' Lakes, FL 34637</b>			
City :	State / Province :	Zip / Postal Code :	Phone :
<b>Land O Lakes</b>	<b>FL</b>	<b>34637</b>	<b>813.996.0161</b>

## Facility Services

### Non-Garment / Service Group 1

Non-Garments / Services		Frequency	Inventory	Unit Price	
	X2280 Z1 HARD SURF SANITZR	Every 4 Weeks	1	\$	4.000
	X2275 GL1 GLASS&SURF CLNR	Every 4 Weeks	1	\$	4.000
	X46299 DISINFECTANT WIPES 800CT BKT	Every 4 Weeks	1	\$	30.000
	X27069 SIG SOAP SVC	Weekly	1	\$	3.000
	X20023 SIG HRDWND WHT LRG	Every 4 Weeks	1	\$	5.500
	X8072 SIG SANT SVC	Weekly	1	\$	2.000
	X2271 FC1 HD FLR CLNR/DGSR	Weekly	1	\$	1.750
	X2276 RR1 DISNFCT/ RR CLNR	Every 4 Weeks	1	\$	4.000

Non-Garments / Services		Frequency	Inventory	Unit Price	Page 31
	X9290 CASE JRT PAPER	Every 4 Weeks	1	\$	25.000
	X5552 BRUTE 32 GAL LD BLK ROL	Every 4 Weeks	1	\$	6.000
	X5554 BRUTE 55 GAL LD BLK ROL	Every 4 Weeks	1	\$	8.000
	X2650 WET MOP LARGE	Weekly	1	\$	1.750
	X27026 SIG AIR SVC	Weekly	1	\$	2.900
	X2570 24" DUST MOP	Weekly	1	\$	1.750

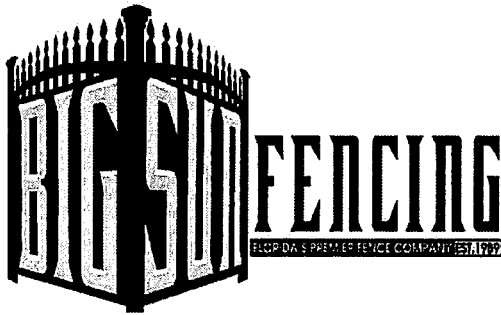
Other Charge

Charge Description	Price Per Week
Service Charge	\$ 6.95

#

Sales Partner  
IAN.KNOTT@CINTAS.COM  
UR v2





Proudly Serving Florida's Residential,  
Commercial and Industrial Markets with  
Top Quality Vinyl and Aluminum Fence,  
Railings & Estate Gates.

Date:	12/2/25	Customer:	Inframark
Project:	Tennis courts	Contact:	Wendi MCann
Location:	7924 Melogold Cir L.O.L.	Phone:	656-223-7658
Drawings:	n/a	Email:	wendi.mcann@inframark.com

<b><i>Proposal</i></b>	<b>Feet</b>	<b>Total</b>
Tear down haul away 508' of existing windscreen.		
Install new 508' of 6' high Green windscreen mounted to existing mesh at tennis courts. Includes gate entrances.		
Install new 2) green post caps. Install new 3) green top rail post caps.		
Adjust existing mid-rail above swing gate to existing end cap.		
1 year labor warranty		\$ 5,326.00
Signature:		Date:



**RESOLUTION 2026-06**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the The Groves Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 6<sup>th</sup> day of January, 2026

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Chairman / Vice Chairman

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Secretary / Assistant Secretary



## CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<b><u>Classification</u></b>	<b><u>Rates</u></b>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50



## The Groves CDD Aquatics

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**Inspection Date:**

12/22/2025 1:39 PM

**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 nuisance grasses are present on the banks. A technician was on site today to address these. They will take a few days to begin showing signs of decay.  
No algae 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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

## SITE: 2A

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



### Comments:

Aside from one patch of pennywort, the pond is free of nuisance growth.  
Treatments to this area will continue until growth is cleared.

<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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara



# Inspection Report

## SITE: 2B

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



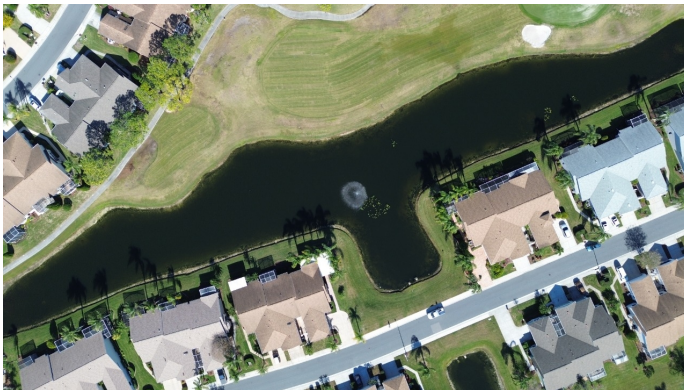
### Comments:

Any filamentous algae present has been treated and is well into decay. A technician will inspect and re-treat next visit if needed. Shoreline grasses will also be addressed at that time.

<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>	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: 3A

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



### Comments:

Nuisance grasses are growing at the water's edge. A technician will treat these before they creep into the water. No algae observed. A resident mentioned the fountain has moved and it appears that it has.

<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
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara



# Inspection Report

**SITE: 3B**

Condition:      Excellent      Great      ☒ Good      Poor      Mixed Condition      Improving



**Comments:**

Bottom-dwelling grasses have become visible from low water. These can now be treated easily during maintenance events.  
No algae 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
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

**SITE: 17**

Condition:      ☒ Excellent      Great      Good      Poor      Mixed Condition      Improving



**Comments:**

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<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>	<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:**

Visible sections have minimal nuisance grass growth. Technicians have reported greatly improved conditions in the sections covered by trees. Most of the salvinia has cleared. Treatments to the entire ditch will continue.

<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
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other:
			Chara

**SITE: 20**

Condition:      Excellent    ☒Great      Good      Poor      Mixed Condition      Improving



**Comments:**

Mild nuisance grass growth along some sections of the bank. Technicians will continue to address these until growth clears. No algae 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>			
	<input checked="" type="checkbox"/> 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 grass observed. Routine monitoring and treatment as needed will continue.

<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>	<input checked="" type="checkbox"/> 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:

Now that this area is holding water after the clearing, it's starting to look much better. Most of the decayed vegetation left after previous treatments will decompose much faster now that it is underwater. Routine treatments will continue to further improve conditions.

<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
	Hydrilla	Slender Spikerush	Other: <b>Mixed</b>
			Chara

# Inspection Report

## MANAGEMENT SUMMARY



With January on the way, winter is nearly at its peak. Morning and nighttime temperatures have decreased, with the occasional daytime highs reaching 80°F. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, thus the water levels of most ponds have decreased as winter progresses. Decreased rainfall also provides assistance in the growth of algae. Decreased nighttime temperatures extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened daylight hours. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will re-color and become more lively.

Ponds are in great shape overall. Historically troublesome ponds are calm thanks to previous focused efforts and favorable weather. Slender spikerush continues to be the most pervasive issue, though technicians have managed to keep it out of the water where it spreads much faster than on the shore. Conditions should remain at least this good through the winter.

## 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!



MAINTENANCE AREA



# THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:





Printed: Dec 24, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

## Daily Logs List

---

### Dec 10, 2025

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

Overall property in outstanding health

Ponds treated for minimal weeds

No/minimall salvinia present

3a, algae free

Sump 10 treated for minor duck weed

2c2, no orange algae/slender present

**Weather Conditions:**

Partly cloudy

Wed, Dec 10, 2025, 12:43 PM

**69°F****53°F**

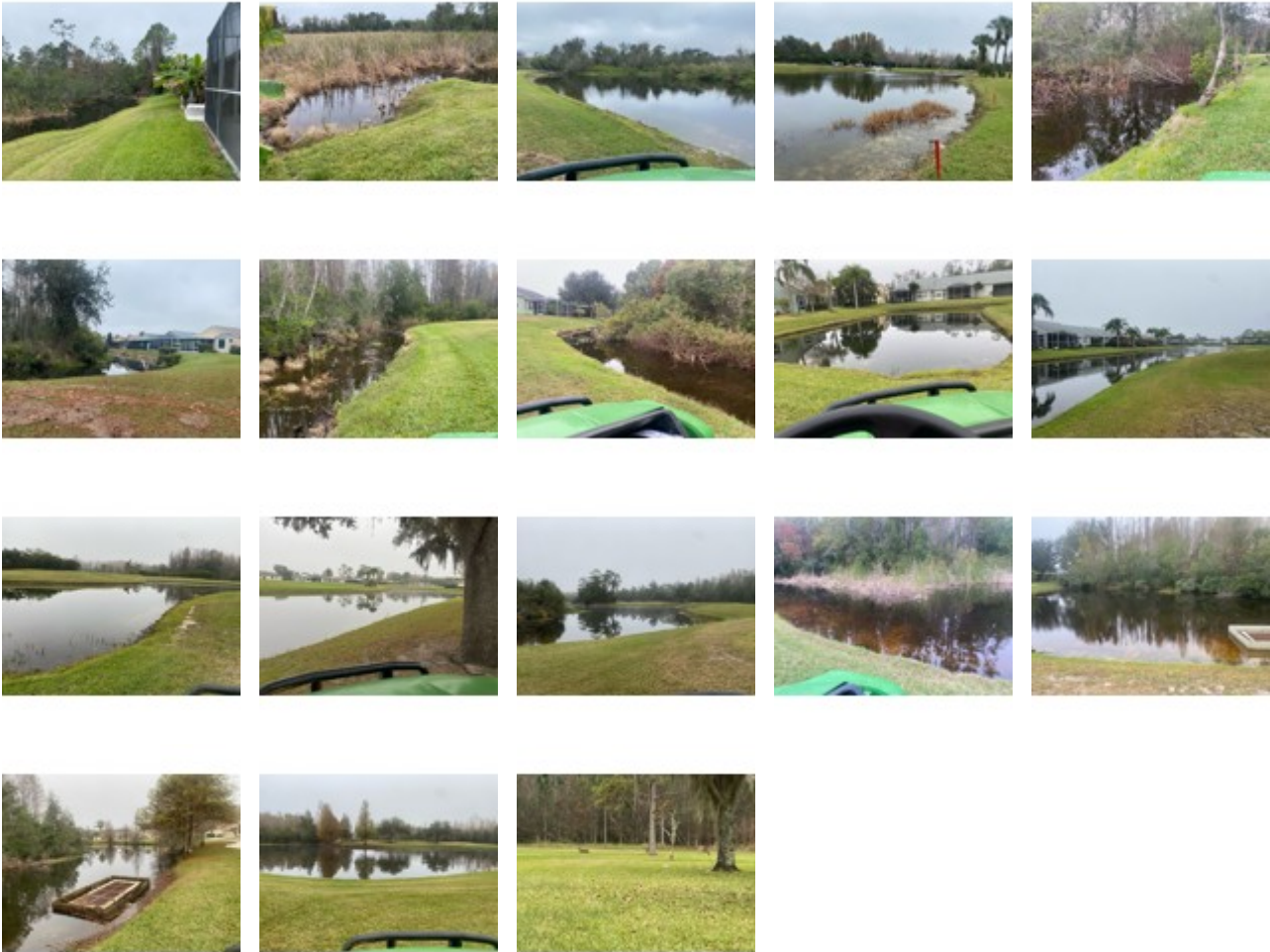
Wind: 7 mph

Humidity: 97%

Total Precip: 0"



Attachments: 18





Printed: Dec 24, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

## Daily Logs List

---

### Dec 10, 2025

**Job:** SE1064 The Groves CDD**Title:****Added By:** Richard Perez**Log Notes:**

treated pond #22 for grasses, cattails

**Weather Conditions:**

Partly cloudy with mist and fog

Wed, Dec 10, 2025, 10:43 AM



Partly cloudy with mist and fog

**69°F****53°F**

Wind: 7 mph

Humidity: 99%

Total Precip: 0"

**Attachments:** 6



Printed: Dec 24, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

## Daily Logs List

---

### Dec 22, 2025

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

Pond 2c1 treated for orange algae and vegetation

Rest of property treated for very minor grasses

\*high winds

**Weather Conditions:**

Mostly sunny

**78°F****55°F**

Wind: 13 mph

Humidity: 98%

Total Precip: 0"

Mon, Dec 22, 2025, 1:29 PM

**Attachments:** 13

**QSA Reference**

Number: 36656  
 This QSA Date: 12/15/2025  
 Prior QSA Date:  
 Next QSA Date:

Job Site: The Groves CDD  
 Customer: CDD  
 Contact: Wendi Mcann & Clinton Robinson Email:  
 Operations Mgr: April Pursley Email:  
 Super. / Crew Lead: Francisco Minsal Email:  
 Inspected By: Felix Ruberte Email:  
 Customer Attendee: Email:  
 Davey Attendee: Email:

**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	

**Notes to Customer**

**Signature**



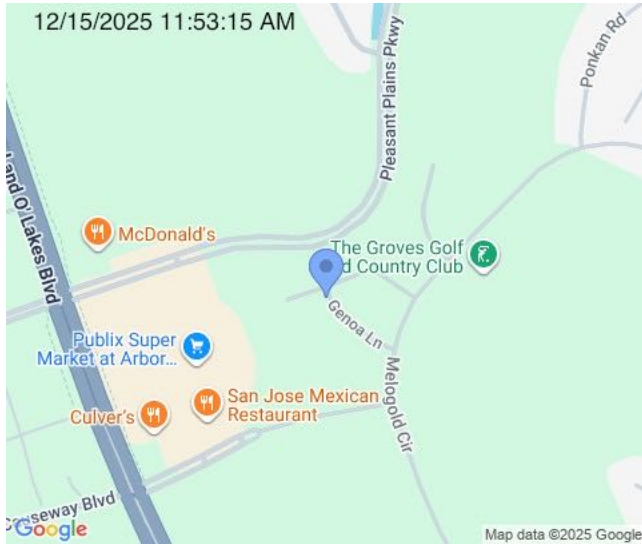
**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

**Location / Photo / Drawing 1 and notes**



**Photo / Drawing 2 and notes**



Crew is working on spraying weeds.

**Photo / Drawing 3 and notes**



Club house was blown

**Photo / Drawing 4 and notes**



Downspout needs to be screw on , comes off when it rains and it causes mulch to wash off

**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 5 and notes



High traffic area sod is starting to deteriorate

Photo / Drawing 6 and notes



Area was treated for chinchbugs couple months ago not seen any improvement might want to replace area .

Photo / Drawing 7 and notes



Jazmine needs to be edge.

Photo / Drawing 8 and notes



Club house will be serviced next week



**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 9 and notes



Need to remove moss

Photo / Drawing 10 and notes



Chinchbug damage not improving . Need to be replaced

Photo / Drawing 11 and notes



Area in blue is all weeds needs to be replaced . Area in blue is deteriorating due to high traffic

Photo / Drawing 12 and notes



Soft edge was done



**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 13 and notes



Weeds behind club house need to be pulled

Photo / Drawing 14 and notes



Area by meeting hall need to be cleaned

Photo / Drawing 15 and notes



parking lot was blown and free of debris.

Photo / Drawing 16 and notes



parking lot was blown and free of debris.

**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 17 and notes



main entrance was blown and free of debris.

Photo / Drawing 18 and notes



Main entrance was serviced.

Photo / Drawing 19 and notes



Guard house was blown

Photo / Drawing 20 and notes



main entrance looks poor due to poor turf at mediums.



**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 21 and notes



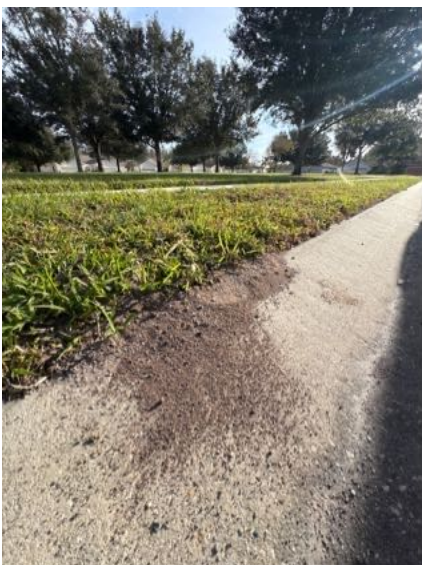
90 degrees edge.

Photo / Drawing 22 and notes



soft edge and suckers are being maintained.

Photo / Drawing 23 and notes



Ant piles at Fallglo and. Diamonte park got treated 12/17/25

Photo / Drawing 24 and notes



Fallglo park didn't need to be mowed.



**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 25 and notes



Diamonte CDD was serviced

Photo / Drawing 26 and notes



Low hanging branch needs to be removed

Photo / Drawing 27 and notes



CDD on tangor was serviced . Need to spray crackweeds

Photo / Drawing 28 and notes



Need to remove suckers and moss



**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 29 and notes



CDD along Trovita was serviced

Photo / Drawing 30 and notes



Big field was mowed

Photo / Drawing 31 and notes



Pond along Eustis was line trimmed

Photo / Drawing 32 and notes



Pond behind trovita was serviced.

**QSA Reference**

Number: 36656  
This QSA Date: 12/15/2025  
Prior QSA Date:  
Next QSA Date:

Job Site: The Groves CDD  
Customer: CDD  
Contact: Wendi Mcann & Clinton Robinson Email:  
Operations Mgr: April Pursley Email:  
Super. / Crew Lead: Francisco Minsal Email:  
Inspected By: Felix Ruberte Email:  
Customer Attendee: Email:  
Davey Attendee: Email:

**Supporting Photos and Drawings**

Photo / Drawing 33 and notes



Pond on Jaffa was done

Photo / Drawing 34 and notes



Pond on clean was line trimmed

Photo / Drawing 35 and notes



Cars parked on turf .Please avoid parking on it .

Photo / Drawing 36 and notes



Repair completed at Fallglo .



## Irrigation Inspection Reference

Number: 13364  
Inspection Date: 12/1/2025

Job Site: The Groves Golf & Country Club CDD  
Customer: Inframark  
Contact: Wendi McAnn Email: na  
Davey: Adonis Email: na  
Title: Irrigation Tech Phone:  
Property Gate Code: Controller Room Code:

Water Sources	Water Source Size / HP Model	Controller Make / Model
<input type="checkbox"/> City Water PVB Backflow		
<input type="checkbox"/> City Water RPZ		
<input checked="" type="checkbox"/> Well/Pump	Reclaimed & Well	Toro

Zone	Head Type (Rotor, Spray, Drip, MP)	Zone Description (Turf, Bed, Both)	Decoder Address
1	Diamonte - Sat 19	No Repair Necessary	
2	Melogold Lft side	No Repair Necessary	
3	Area(s) 1 & 2	No Repair Necessary	
4	Controller 81 & Area 9	No Repair Necessary	
5	Park Diamonte/Fallglo	No Repair Necessary	
6	Nodes - Area(s) 1 & 2	No Repair Necessary	
7	Nodes - Area(s) 3 & 4	No Repair Necessary	
8			
9	Trovita/Jaffa/Eustis		
10	Zone 1 - Rotor rear home	No Repair Necessary	
11	Jaffa even home side	No Repair Necessary	
12	Jaffa odd home side	Adjusted 2 rotors	
13	Eustis Bathroom	No Repair Necessary	
14			
15	Tangor		
16	Zone 1 - Rotors	No Repair Necessary	
17	Zone 2 - Rotors	No Repair Necessary	
18	Zone 3 - Rotors	No Repair Necessary	
19			
20	Melogold/Berna		
21	Melogold Rotor	No Repair Necessary	
22	Dog Park Spray	No Repair Necessary	
23	Dog Park Rotor	No Repair Necessary	
24	Dog Park Rotor	No Repair Necessary	
25	Melolgold Rotor	1 rotor adjusted	

## Notes to Customer

## Irrigation Inspection Reference

Number: 13364  
Inspection Date: 12/1/2025

Job Site: The Groves Golf & Country Club CDD  
Customer: Inframark  
Contact: Wendi McAnn Email: na  
Davey: Adonis Email: na  
Title: Irrigation Tech Phone:  
Property Gate Code: Controller Room Code:

Water Sources	Water Source Size / HP Model	Controller Make / Model
<input type="checkbox"/> City Water PVB Backflow		
<input type="checkbox"/> City Water RPZ		
<input checked="" type="checkbox"/> Well/Pump	Reclaimed & Well	Toro

Zone	Head Type (Rotor, Spray, Drip, MP)	Zone Description (Turf, Bed, Both)	Decoder Address
26	Melogold Rotor	No Repair Necessary	
27	Butterfly Park Rotor	No Repair Necessary	
28	Butterfly Park Rotor	No Repair Necessary	
29	Berna Rotor	No Repair Necessary	
30	Melogold Rotor	No Repair Necessary	
31	Bouquet Rotor	Rotor Adjusted	
32			
33	Clubhouse		
34	Zone 1 - Spray & Rotor	Change 1 Rotor	
35	Zone 2 - Sprays	No Repair Necessary	
36	Zone 3 - Sprays	Repaired drip line	
37	Zone 4 - Rotor	No Repair Necessary	
38	Zone 5 - Sprays	No Repair Necessary	
39	Zone 6 - Rotor	Change 1 Rotor	
40	Zone 7 - Rotor	No Repair Necessary	
41	Zone 8 - Rotor	No Repair Necessary	
42	Zone 9 - Rotor	No Repair Necessary	
43	Zone 10 - Rotor	No Repair Necessary	
44	Zone 11 - Sprays	1 head replaced, 1 adjusted.	
45			
46			
47			
48			
49			
50			

## Notes to Customer



# Manager Report

## December 20, 2025

### Landscape

- Signed proposal for \$822 to trim all electrical box bushes to match in the community per HOA landscape committee request.
- Hard wood trimming of dog park and butterfly garden completed
- Latest QSR is attached.
- Wet Checks performed on all CDD areas.
- Ponkan and Shaddock, Fallglo mainline irrigation repairs completed.
- 2 dead Palm tree removals.

### Ponds

- Still waiting for Aquagenix Aquatics to give proposals for weirs and grates that were identified and need replacement per District Engineer Report.
- Reached out to BDI for additional vetted companies to contact for more proposals for the weirs and grates.
- We continue to receive positive reports from residents on Pond 3A and Pond 22.

### Restaurant

- Spoke to Jennifer on conditions of ballroom floor and small kitchen after she hosts events. The expectation is that she should have her staff sweep and mop under the tables and the entire ballroom floor.
- Electrical outlets blown in back dock area due to smoker usage. Turn Bar to repair this.

### Pool

- The Pool air compressor has been ordered by the manufacturer. We do not have a date for arrival or installation yet. Pool Works will be installing a new system to prevent this in the future. This is at no additional cost to the District.
- Gas heater will be replaced by the manufacturer. We do not have a date of arrival or install at this time, but it will be at no cost to the District.



- Pool works continues to assist us with the ongoing issues of the pool with manufacturers.
- The electric Pool heater GBB is operational and will continue to keep the pool at temperature if the temperature does not dip into the 40's in the evening.

## **Field & Maintenance**

- Arry's roofing scheduled to repair soffits January 19<sup>th</sup> \$2500
- Cintas on site to access the fire system and provide a quote for upgrade/replacement for Capital Workshop..
- Piper Fire Protection on site January 16<sup>th</sup> 9 a.m. for our annual alarm, sprinkler, backflow, and biennial sensitivity inspections.
- Piper has been asked for an upgrade/replacement system quote.
- Big Sun Fencing ordered 4 new gates for Dog Park to be in after the 1<sup>st</sup> of the year.
- Ordered keypad and back up LED lighting strips for front gate from ECS. These are due to damage incurred from residents and vendors.
- Still awaiting a date for shuffleboard lines to be painted based on shuffleboard company.
- Dead Bushes removed along 41 and stump ground \$2K.
- Fitness Equipment serviced and incline part ordered for one of the treadmills.
- GFI outlet repaired in maintenance building for DTE.
- Lake Doctor contacted for fountains on Jaffa and Sanguinelli.

## **FRONT / BACK GATE**

- McNatt Plumbing repaired the backflow at frontgate due to resident running over it. Awaiting County Inspection. Cost \$6800 to resident.
- Accurate on site installed battery backup packs on each side of guard house with electrician.
- Batteries replaced in all barrier arm towers.
- Exit gate operational when power is cut off to trigger automatic opening of both barrier arms and gates.
- Accurate Rewired Resident Gate.
- Accurate will be finishing up their punch list over the next 2 weeks.
- Year to date we have recovered over \$12K in damages from residents, guests and vendors.
- Remember to advise your vendors and guests to be mindful when entering and exiting the community; this is where most of our incidents occur.
- District Counsel will be addressing the problem of intentional tailgating at the next meeting and if we are able to deactivate the Resident's responsible bar code.
- 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.

## Administrative

- Negotiated cleaning supplies with Cintas for the District and includes cleaning supplies for HOA restrooms including toilet paper and garbage bags. Proposal is attached.
- Cintas will provide all new paper towel, soap and toilet paper dispensers and garbage recepticals with this contract.
- Triangle pool conducting a clean and degrease of the pool filters \$800
- Big Sun fencing can repair tennis court fence and put in all new windscreens. for \$5326. Proposal is attached.
- Sirius XM back online.
- LED sign back on line was offline due to lack of storage. Old information from over 5 years has been purged and is now operational.
- Coordinated onsite visit to Cypress Run for residents to view work of Triple A court surfaces. This is their preferred vendor at this time.
- Club calendar updated with all group events through the 2026 year.
- Janitorial quotes attached.
- Gator Cleaning Company on site December 28<sup>th</sup> to strip and wax ballroom floor and craft room. \$2K
- Gator cleaning company on site December 28<sup>th</sup> to clean all windows in clubhouse inside and out. \$1200
- Awaiting completed Reserve Study.
- Capital Workshop scheduled for January 27th at 10 a.m. Spreadsheets with project costs and proposals will be sent out prior to this meeting.
- CDD Idea Box for Capital projects has been utilized and overwhelming number of suggestions: refresh the Ballroom.
-

**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 December 2, 2025, and called to order at 10:07 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:

Clint Robinson	Assistant District Manager
Lauren Gentry	District Counsel
Grace Rinaldi	District Counsel
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**

Mr. Robinson called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Garza inquired about the Accurate Electronics packet included in the agenda and voiced concerns with the universal code for pedestrian gate use. Mr. Garza discussed the contract with Accurate Electronics and inquired about the lawyer's involvement.

Ms. Buzzio thanked Ms. Cross for planting flowers on Festive Groves.

Ms. Wilson stated that the pool vents are turning brown again and asked that they be cleaned.

Ms. Nafis stated that the constant gate issues are taking away from other focuses inside the community and asked that the Board focus on the ballroom, lobby and landscaping.

**The Groves CDD**  
**December 2, 2025**

Mr. Robb spoke regarding the HOA/CDD Reclaim Water Asset Use Agreement and any changes being made to the community rules. Mr. Robb inquired about the cost to the community for the upcoming election.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2026-03; FY 2026 General Election**

On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion to approve Resolution 2026-03; FY2026 General Election carried.

**B. Consideration of Resolution 2026-04; Setting Public Hearing on Amenity Rates**

On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, motion to approve Resolution 2026-04; Setting Public Hearing on Amenity Rates carried.

**C. Consideration of Resolution 2026-05; Setting Hearing on Amended Rules of Procedure**

On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion to approve Resolution 2026-05; Setting Public Hearing on Amended Rules of Procedure carried.

**D. Consideration of HOA/CDD Reclaimed Water and Asset Use Agreement**

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion to accept the HOA/CDD Reclaimed Water and Asset Use Agreement carried.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Accounting Report**

Mr. Haller answered the Boards questions regarding the District's financial status to date and clarified for Mr. Loar the amount of assessments that have been paid.

**B. District Counsel**

**i. Responding Documents from Accurate Electronics**

Ms. Gentry provided the Board with three options to proceed with Accurate Electronics.

- Allow opportunity to fix battery backups
- Decision by the Board to continue litigation
- Cut ties with Accurate Electronics and hire a third party



**The Groves CDD**  
**December 2, 2025**

No discussion was held on these options by the Board. Mr. Lewis asked numerous questions regarding permitting and a motion was made regarding ECS researching the permitting.

On MOTION by Mr. Lewis, seconded by Mr. Loar, with all in favor, motion to have ECS research the permitting with NTE of \$10,000 carried.

Mr. Watkins discussed nighttime security, and he advised the vendor was present in the audience. Ms. Gentry allowed the vendor to speak and reopened the floor for audience comments. After the presentation of the proposal by the vendor, and audience comments, a motion was made.

On MOTION by Mr. Watkins, seconded by Ms. Cross, with Mr. Watkins, Mr. Lewis, Mr. Loar and Ms. Cross voting aye and Mr. Allison voting nay motion to accept JCS Security Services Proposal carried. 4-1

**C. District Engineer**

District Engineer not present, no report presented.

**D. Aquatics Report**

Mr. Robinson provided updates on aquatics to the Board advising that Steadfast has started treating vegetation in the ponds that have been exposed due to drought.

**E. Clubhouse Manager**

**i. Clubhouse Manager Report**

Mr. Robinson presented his report to the Board.

**ii. Davey Q&A Report 7924 Melogold Circle**

The Board reviewed the report and had no questions.

**F. District Manager**

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of the Minutes of the Meeting Held on November 4, 2025**

On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, motion to accept the November 4, 2025, Meeting Minutes carried.

**The Groves CDD**  
**December 2, 2025**

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Loar advised that there are nylon nuts available if needed for future barrier arm reattachment and requested that the LED sign be removed if staff cannot get it working.

Mr. Watkins stated there was an \$8,000 tax refund from the Tax Collector.

Ms. Cross inquired about Steadfast taking the opportunity to remove vegetation and debris from the ponds while the water levels are low.

Mr. Lewis requested staff to ensure the temporary guard service has all access needed to start security services. Mr. Lewis also requested that different filter grates for the pool be investigated to compare the differences between metal vs. plastic grates.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

<p>On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion to adjourn the meeting carried.</p>
--

\_\_\_\_\_  
 Secretary/ Assistant Secretary

\_\_\_\_\_  
 Chairperson / Vice-Chairperson

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

The special meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday December 17, 2025, and called to order at 10:17 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
Clint Robinson	Assistant District Manager

*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.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration to Allow Accurate Electronics to Complete Gate Contract in Response to Their Written Offer**

On MOTION by Ms. Cross, seconded by Mr. Watkins, with all in favor, motion to discuss Consideration to Allow Accurate Electronics to Complete Gate Contract in Response to Their Writing Offer carried.
---

Discussion ensued.

On MOTION by Mr. Lewis, seconded by Ms. Cross, with all in favor, motion to allow Accurate Electronics to complete the outstanding work and terminate the contract by the January 6, 2026, meeting carried.

**B. Consideration to Immediately Resume Payment to Accurate Electronics for Our Contracted Cellular Services and Warranty Services**

Mr. Watkins MOTION to immediately resume payment to Accurate Electronics for contracted cellular services and quarterly warranty maintenance carried. Ms. Cross seconded the motion.

Discussion ensued.

Upon VOICE VOTE, (by a margin of 3-2) with Mr. Allison, Ms. Cross and Mr. Watkins voting in favor of, and Mr. Loar and Mr. Lewis opposed, the prior motion carried.

**C. Gate Permit Findings**

No discussion by the Board.

**D. Rescind Action Taken at December 2, 2025, Meeting to Contract with ECS for Permitting**

On MOTION by Mr. Lewis, seconded by Mr. Loar, with all in favor, motion to roll \$10,000 over to have ECS create a punch list for software and loops detectors carried.

**FIFTH ORDER OF BUSINESS Supervisors' Requests**

Mr. Loar requested handicap crossing signs at Berna and Shaddock and Melogold. Ms. Gentry advised that DOT approval is required and suggested writing exactly what was desired. Mr. Loar requested Ms. Gentry look into deactivating anyone's barcode that is caught allowing tailgating and requested an email blast be sent to the community on meetings.

Mr. Watkins commended the nighttime guards on their proactive speed warning sign on Diamonte and stated this could be why there has been a decrease in reports. Mr. Robinson stated that approval was needed for the roving guards to carry firearms while patrolling.

On MOTION by Mr. Lora, seconded by Ms. Cross, with all in favor, motion to allow the roving guards to be armed while on patrol carried.



73

74        Ms. Cross spoke regarding the fencing proposals for Pleasant Plains.

75

76        **SIXH ORDER OF BUSINESS****Adjournment**

77        There being nothing further, the Board adjourned the meeting at 10:58 a.m.

78

79

80

81        \_\_\_\_\_  
Secretary/ Assistant Secretary\_\_\_\_\_  
Chairperson / Vice-Chairperson