



The Groves Community Development District

March 3, 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, March 3, 2026 at 10:00 a.m.

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Business Items**
 - A. Consideration of 813 Roving Guard Proposal Page 3
 - B. Consideration of Jani-King Proposal Page 11
 - C. Discussion of Ballroom
 - D. Discussion of Fence Findings for Diamonte Drive
 - E. Discussion of Volunteer Program Page 32
 - F. Discussion of Gate
- 5. Staff Reports**
 - A. Accounting Report
 - B. District Counsel
 - C. District Engineer
 - D. Aquatics Report..... Page 33
 - E. Landscaping Report..... Page 44
 - F. Clubhouse Manager
 - i. Clubhouse Manager Report Page 52
 - G. District Manager
- 6. Business Administration**
 - A. Consideration of Workshop Minutes of January 27, 2026..... Page 54
 - B. Consideration of Meeting Minutes of February 3, 2026 Page 56
- 7. Supervisors’ Requests**
- 8. Adjournment**

Next regularly scheduled meeting is Tuesday, April 7, 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



Security Proposal for The Groves CDD

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Leadership Team

Vincent Palevich **Co-founder & VP of Service**

Vincent served a combination of years as a sworn police officer in Ohio, including full-time service with the State of Ohio and part time and volunteer service with multiple municipal police departments. He is a graduate of the Polaris Police Academy, where he finished as salutatorian in his class, served as Sergeant-at-Arms, and was inducted into the National Technical Honor Society for outstanding performance. His background emphasizes patrol operations, incident response, and professional reporting in high-responsibility environments.

He also brings over 15 years of experience managing teams, schedules, and daily operations across healthcare, facilities, and residential-style properties. After relocating to Florida in 2022, Vincent worked as a licensed security officer and later as Director of Operations for Florida-based security firms before co-founding 813 Security & Protective Services LLC.

In his role, Vincent focuses on consistency of coverage, officer accountability, and clear communication with boards and management, ensuring dependable, professional security services tailored to CDD and HOA communities.

Michael Sakellarides **Co-founder & VP of Business Development and Communications**

Michael is an accomplished security and property management professional with extensive experience partnering with Boards at more than 45 HOAs and CDDs across the state of Florida. He is known for his strong operational insight, ability to simplify complex issues for Board members, and commitment to creating safer, well-run communities.

Before his work in community operations, Michael served as a Security Manager for the Tampa Bay Lightning, where he oversaw event and venue security and led a team of more than 1,000 staff during NHL games, concerts, and large-scale events. His background in high-pressure, high-visibility environments allows him to bring a disciplined, solutions-focused approach to every community he supports.

Michael's blend of leadership, security expertise, and Board-level communication skills makes him a trusted resource for organizations seeking structure, accountability, and effective property operations.

Dane Engle **Co-founder & VP of Operations**

Dane is a seasoned security and operations professional with over 15 years of experience managing large-scale operations, security, and guest relations within the security and hospitality industries.

Most recently, Dane served as General Manager for Best Crowd Management in the Nashville market, where he demonstrated expertise in operations, security protocols, and client relations. He successfully spearheaded the growth and development of a diverse portfolio that included key venues and teams such as Nissan Stadium, GEODIS Park, and the Grand Ole Opry. His extensive security experience also includes contributing to the operational success of major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Dane is passionate about developing a positive culture and environment, prioritizing safety and security while ensuring excellent relations with all residents, team members, and clients. His professional philosophy emphasizes open communication, transparency, and building long-term relationships.

The 813 Foundation



Who We Are

813 Services is a team-driven organization built on the belief that people are at the center of everything we do. We are a unified group of individuals who work together toward one common goal: delivering exceptional service through professionalism, integrity, and genuine care for the properties we support.

Our values shape who we are. We treat our clients, residents, and guests with respect, consistency, and a commitment to service excellence. Just as importantly, we extend that same respect and support to our own team. We believe that when our staff feel valued, empowered, and backed by leadership, they provide a better experience for every community we serve.

What makes 813 Services different is our culture of teamwork, honesty, and accountability. We don't just show up—we collaborate, communicate, and work side-by-side to ensure every task is completed the right way. Our people, our values, and our dedication to doing things with purpose are what define us.

At 813 Services, we're more than a service provider. We're a team committed to doing things the right way, together.

Mission Statement

Our mission at 813 Services is to deliver exceptional service through teamwork, integrity, and a genuine commitment to the communities we serve. We work as one unified team, empowering every employee with the respect, support, and professionalism they deserve—because when our people succeed, our clients succeed.

We are dedicated to creating safe, welcoming, and well-managed environments by prioritizing communication, reliability, and a resident-first mindset. Every interaction, every shift, and every task reflects our core belief: that true service comes from people who care, work together, and take pride in doing things the right way.

Training

How we prepare to best serve you

Our staff training program is designed to ensure every team member is fully prepared to represent the community with professionalism, consistency, and a resident-first mindset. We combine hands-on instruction, property-specific education, and ongoing communication training to deliver a service experience that meets the standards of each property we serve.

Exceptional service begins with clear communication. Our training emphasizes:

- Professional, respectful verbal communication
- De-escalation techniques for challenging situations
- Accurate documentation and reporting
- Consistency between shifts to maintain seamless operations

We coach staff on how to interact with residents, guests, vendors, and Board members in a manner that reflects positively on the community. Communication scenarios and role-playing are included to help employees build confidence and understand real-world applications.

Every new team member begins with a thorough review of the property's unique policies and procedures. Because no two communities operate the same way, we tailor our training to include:

- Access control protocols
- Parking and traffic management rules
- Amenity and clubhouse policies
- Emergency response procedures
- Contractor and vendor entry guidelines
- Community-specific expectations set by the Board or management team

We conduct walkthroughs of the property to familiarize staff with key locations, equipment, and operational requirements. This ensures employees understand not only the rules but also why they exist, enabling them to make informed decisions and support the community effectively.



Proposed Cost of Service

The Groves CDD

Our onsite staff are trained in the rules and regulations in place for your property.

During shifts, security reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Service	Scope	Cost
Roving Patrol	Security personnel to visit the community at random hours, multiple times daily. Will respond to tipline submissions with dispatch	\$2,250 per month
Onsite Guard	One staff member available for use in community, for Amenities or booth when needed	\$23 per hour



813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports:
Our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Community Tipline:
Included with Roving Patrol. Direct ticket submission form for community members to report problems to our live dispatch team. A phone line included for contact

Signature

Date

Contact 813 Services



Email

Vinny@813services.com

Phone

216-372-0864

Thank You!

Thank you for taking the time to review our proposal and for considering 813 Services as your service provider. We truly appreciate the opportunity to support your community and are committed to delivering dependable, high-quality staffing services tailored to your needs.

Our team looks forward to becoming your dedicated partner—one focused on enhancing the quality of life for all residents. We recognize that it's your investment, your community, and your trust, and we're committed to honoring that with professionalism, accountability, and consistent service excellence.

Thank you again for your consideration. We look forward to working together and building a strong, long-term partnership.

People First



Timely Reporting

Relentless Drive



Protective of Assets

Regular Communication



Proactive Mindset

A photograph of a woman in a light blue Jani-King polo shirt and black skirt shaking hands with a man in a blue polo shirt. The woman is smiling and looking towards the camera. The man is seen from the side, looking towards the woman. The background is an indoor setting with a painting and a plant.

Cleaning Solution for The Groves Golf and Country Club

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

October 10, 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.

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.



Training & Supervision

The Problems

Poor training and supervision result in all or some of the following:

Inconsistent quality
Dust build-up

Dirty floors and grout
Empty dispensers

Restroom odors
Poor vacuuming

The Benefit of Proper Training & Supervision

A consistently clean facility Better supervision and training result in a consistently clean facility. This means less frustration for you, less of your valuable time spent chasing down the solutions to your problems, and more of what you want - a facility that reflects your organization's high standards.

The Jani-King Solution

Franchise concept The Jani-King franchise concept is built on the foundation of placing a highly motivated business owner in charge of cleaning your facility. Whether it's performing the work themselves, or closely supervising the work of their employees, our franchisees have a level of accountability unmatched in our industry. Pride of ownership can be seen in their work and attitude.

Quality Control Program Jani-King franchisees follow a quality control program that holds them accountable to you and to us.

- Training - classroom instruction, videos, manuals, and hands-on training
- Equipment - state of the art cleaning equipment and processes
- Inspection - conducted by both franchisees and Regional Office staff
- Communication - Communication Log, Email Surveys, and Inspection Reports

Systematic Cleaning Franchisees are trained to follow a carefully designed cleaning system so that all tasks are performed at the proper frequency and in the proper manner. They know what, when, and how to clean!

Accurate bidding We use proprietary software to determine the staffing levels needed to perform the cleaning tasks that will keep your building always looking its best.

Regional support Our Operations Advisors work closely with our franchisees, ensuring that franchisees have the best training, equipment, and supplies.

The Jani-King difference Instead of minimum-wage part-time cleaners managed by a low-paid supervisor, our franchisees are directly involved in the operation of their business. This distinction has resulted in Jani-King achieving longer customer retention than our competition.





Restrooms

The Problems

Health risks Poor restroom care raises health risks. The spread of germs and cross-contamination increases absenteeism and lowers employee morale and productivity.

Odors Restrooms reflect your company's standards, and few things can make a worse impression on customers and visitors than foul restroom odors.

Lost business Restroom cleanliness can impact your bottom line. Surveys show that 55% of consumers gave a more negative review of a business based on restroom cleanliness and 39% of consumers have left a place of business because the restroom smelled like urine.

The Benefits of Proper Restroom Care

Higher productivity & lower absenteeism A healthier work environment produces higher employee productivity and lower absenteeism.

A positive image Clean restrooms convey an image of quality and professionalism.

The Jani-King Solution

Cleaning for your health Our training program educates franchisees about advanced cleaning techniques, equipment, and chemicals.

Prevent urine odors Urine smells come from the walls and flooring around urinals and toilets. We clean the walls and partitions around the toilets and urinals, disinfect each restroom fixture, and mop the entire restroom floor. When we're done, your restroom will have a clean fresh smell.

Eliminate chemical smells Some cleaning companies use strong chemicals to mask odors rather than eliminating the source of the odors. The advanced cleaning products we use don't leave an over-powering odor, because once we're done cleaning, there's nothing to cover-up! Clean has no smell.

Disinfect high touchpoints We use an EPA registered disinfectant to wipe down countertops, doorknobs, faucets, sinks, toilets, and dispensers.

Clean floor grout Floor grout holds dirt, bacteria, and urine that create odors and cause health risks. In addition to regular sweeping and mopping, we also scrub the grout lines monthly to remove odor-causing urine and debris.

Maintain floor drains Floor drains are another overlooked source of odors. We add water and live enzymes to floor drains to prevent sewer gases from entering your building and to keep the drains clean and clear of organic matter.





Infection Control

The Problem

Serious health risks Viruses like COVID-19 are often airborne and passed from person to person. However, many viruses can remain active on a surface for several days. This puts the health and safety of you, your business, your employees, and their

families at risk. According to the CDC, cleaning of dirty surfaces followed by disinfection with an EPA-registered disinfectant is the best way to prevent the spread of viruses like COVID-19.

The Benefits of Proper Infection Control

A safer workplace Proper disinfection of high-touch surfaces and equipment reduces the transmission of bacteria and viruses and creates a safer work environment.

Lower absenteeism Workdays lost due to a virus like COVID-19 are a substantial cost that can be reduced through proper infection control.

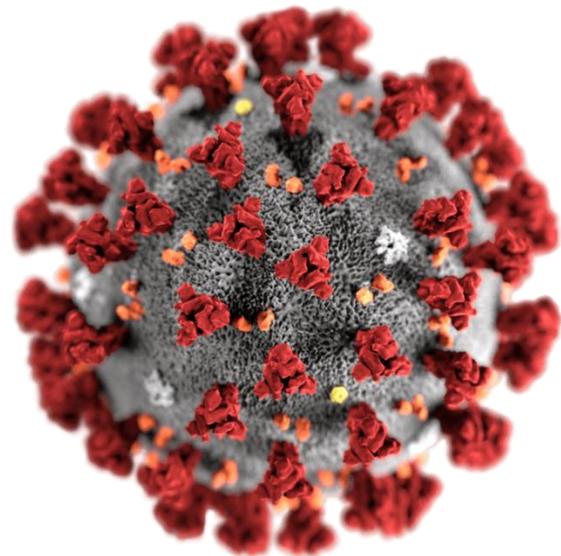
The Jani-King Solution

Follow CDC guidelines The CDC recommends that frequently touched surfaces be cleaned and disinfected daily using an EPA-registered disinfectant. We take into consideration the microorganisms being targeted, dwell/kill times, safety, and surface compatibility.

Eliminate cross-contamination We use tools such as reusable microfiber or single-use disposable mops, wipes, and pads. This prevents the transmission of bacteria and viruses from one surface to another.

Disinfect high touch areas Cleaning and disinfecting high-touch areas such as doorknobs, light switches, elevator buttons, faucets etc. protects your staff and customers, just like washing hands frequently. According to the CDC, disinfecting these surfaces is one of the best ways to prevent the spread of viruses like COVID-19.

Training Our franchisees are trained to follow a carefully designed cleaning and disinfecting process, so all tasks are performed at the right frequency, using the right chemicals, and in the right manner. Our training program has been recognized by the Association for the Healthcare Environment (AHE) as well as the Association for Professionals in Infection Control and Epidemiology (APIC) for technical soundness, as well as clinical and scientific accuracy.





Dusting

The Problems

Poor appearance Poor dusting makes your building and workspace look dirty.

Poor air quality Poor dusting impacts indoor air quality. Dust, dander, pollen, and other airborne particulates eventually come to rest on surfaces throughout your facility. If these contaminants aren't removed properly, they'll be reintroduced into the air and can aggravate allergies and create other respiratory problems.

Dust build-up Traditional dusters don't remove the dust – they just spread it around.

Cross-contamination Using the same rag to dust your desk or phone that was used to wipe restroom surfaces is unsanitary and will spread germs throughout your building, causing higher absenteeism.

The Benefits of Proper Dusting

Higher productivity & lower absenteeism A healthier work environment results in higher employee productivity and lower absenteeism.

A positive image A clean building conveys an image of quality and professionalism.

The Jani-King Solution

Systematic Cleaning Jani-King franchisees are trained to follow a carefully designed system of cleaning so that all dusting tasks are performed at the proper frequency and in the proper manner. This systematic approach to handling dusting ensures the effective removal of these contaminants.

Using the right equipment (microfiber) Microfiber has proven to be 25% more effective at removing dust and other contaminants than traditional dusters, cotton rags, and dust mops. Rather than just moving the dust around, microfiber tools allow us to remove dust from your building more effectively, improving overall appearance and indoor air quality.

Blue	General purpose, glass, mirrors
Green	Kitchens, food prep areas
Yellow	Sinks and countertops
Red	Restrooms, toilets, urinals

Color-coded microfiber That white cotton rag being used to clean the phones looks just like the one that was used to clean the bathroom toilets. How do you know for sure it's not? A color-coded microfiber system takes away the guesswork and prevents cross-contamination.





Carpets

The Problem

Your building looks messy and not up to your standards because of carpet stains, visible debris, furniture damage from poor vacuuming, and overall poor carpet maintenance.

The Benefits of Proper Carpet Care

Improved productivity Proper carpet care helps remove allergens and other organisms which can be a cause of sickness and diseases to your employees, leading to improved productivity.

Longer carpet life Proper carpet care extends the life of your carpet. When vacuuming is skipped, dirt and grit become embedded in the carpet. These particles are like sandpaper and damage the carpet

fibers. Regular vacuuming helps prevent fiber damage that ruins carpets.

Improved image The condition of your carpeting is a direct reflection of your company's standards and professionalism. Employees and visitors react positively to clean and healthy office environments and your carpets are the first thing someone sees when they enter your facility.

The Jani-King Solution

Thorough training Jani-King franchisees are trained in carpet cleaning's most advanced techniques, equipment, and chemicals.

Vacuuming Frequent vacuuming picks up soils and loose abrasives, and is the foundation of an effective carpet maintenance program. Your carpet captures the particulates that find their way into your building. We'll remove them from your carpet and dispose of them correctly.

Systematic cleaning Poor vacuuming occurs when cleaners don't follow a system. To make sure that all tasks are performed properly, our franchisees follow a carefully designed system of cleaning. They know what, when, and how to clean!

Backpack vacuums Backpack vacuums are more effective than traditional uprights for most vacuuming. Their ergonomic, user-friendly design minimizes operator fatigue and furniture damage. Plus, advanced HEPA filtration improves air quality and the overall cleaning of your carpets.

Stain removal To help your carpets look cleaner longer, we include nightly spot cleaning of stains.

Extraction For larger stains or for carpets that have been neglected for too long, a thorough deep cleaning can be added to your carpet care program to bring your carpets up to a satisfactory level.





Hard Floors

The Problem

Dull, dirty floors

The Benefits of Proper Floor Care

Improved image Your floors are a reflection of your business. People judge the overall cleanliness of a facility by the condition of the floors and restrooms. Therefore, you shouldn't allow your cleaning company to cut corners in these very important areas.

Reduced maintenance costs and longer floor life Frequent sweeping and mopping with the proper equipment prevents the accumulation of dirt and debris which scratches the floor finish and produces

a dull or dirty appearance. Regular scrubbing and the application of a fresh coat of finish extend the life of your floor and reduces the frequency of the expensive process of removing and reapplying several layers of floor finish.

Improved safety Dirty floors or floors that are not maintained properly are more likely to cause costly slip-and-fall injuries. Properly maintained floors reduce the risk of these accidents.

The Jani-King Solution

Thorough training Jani-King franchisees are trained in floor cleaning's most advanced techniques, equipment, and chemicals. They must pass classroom and hands-on field training on all aspects of floor care.

Systematic cleaning We can provide a comprehensive floor program to keep your floors looking their best. Regular dust mopping, sweeping, damp mopping, polishing, scrubbing, and refinishing improves the overall look and cleanliness of your facility and gives your floors the shine you want.

Microfiber + Clean Water Old-fashioned cotton mops are a breeding ground for bacteria, and single-bucket mop systems just spread around dirty water. A better solution, especially when cross-contamination is a concern, is a modern flat mop system using

microfiber pads that can easily be replaced when they get dirty. Another option is a microfiber loop mop used with a dual-bucket mop system, where dirty water is returned to a separate bucket, so you're always mopping with clean water.





E-mail Surveys

Cleaning Evaluation / Comment Form



Cleaning Evaluation

Customer	Sunset Point, LLC				
Franchise	Cleaning 123, LLC				
Overall					
Trash					
Dusting					
Floors					
Restrooms					
Comments	<input type="text"/>				
Your Name	John Smith				
Click to submit Scores					



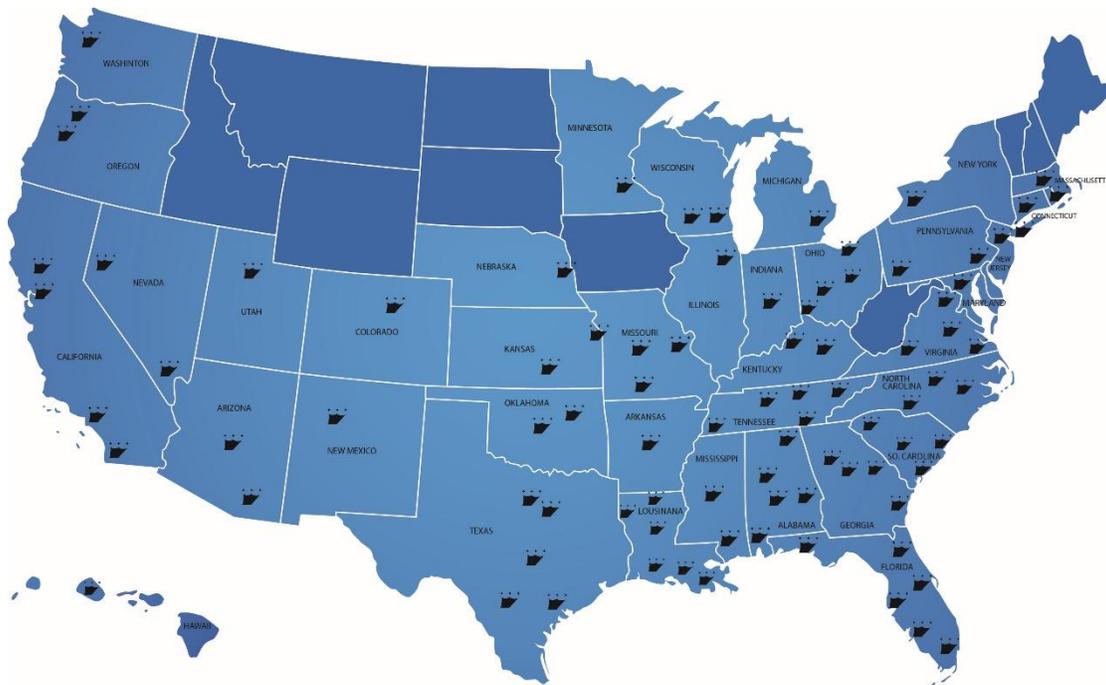
How We're Different

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.





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.



Vinik Sports Group (VSG) is one of the largest sports, media, and live entertainment companies in the USA, with a proven track record of success. Jani King handles all event cleaning at Amalie Arena and The Yuengling Center. Jani King of Tampa Bay is excited to be a "Proud Partner of The Tampa Bay Lightning."



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	Prospect_Company_Name	DLY	WK	MO	/YR
GENERAL OFFICES					
Trash containers: empty containers and replace liners as needed		X			
Horizontal furniture surfaces (reasonably clear of papers): dust		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	
RESTROOMS					
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	



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

5 services per week

CONTRACT AMOUNT INITIAL

\$2,087 per month

1 service per week

\$504.00 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

Signature of Authorized Representative

Print Name, Title

Jesse Foster

Jesse 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.



ADDITIONAL REMARKS SCHEDULE

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

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

Community Volunteer Program

Program Purpose

The Community Volunteer Program provides residents with an organized and rewarding way to assist with light-duty projects that enhance the appearance, cleanliness, and overall enjoyment of the community. The program supports staff and contracted services by addressing small-scale beautification and cosmetic improvements while promoting community pride and resident engagement.

All volunteers must complete a Volunteer Waiver prior to participating. A blanket waiver may be kept on file and used for all approved volunteer activities.

Types of Projects

- Planting flowers and refreshing beds
- Weeding, mulching, light pruning
- Litter pickup
- Cleaning outdoor furniture
- Touch-up painting
- Straightening signs / small hardware
- Seasonal décor and creative enhancements

Prohibited Activities

- Skilled trades
- Power tools or heavy machinery
- Ladders over 4 ft
- Chemicals
- Irrigation or life-safety systems

How It Works

- Projects approved by staff
- Volunteers sign up
- Supplies provided
- Staff liaison assigned

Safety

- Closed-toe shoes
- Gloves recommended
- Hand tools only
- Work in pairs when possible

Ways to Participate

- Monthly Volunteer Days
- Adopt-A-Spot
- Ongoing sign-up list

Interested?

Contact the CDD Office to complete a waiver and learn about upcoming projects.



The Groves CDD Aquatics

Inspection Date:

2/23/2026 12:13 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:

Very mild shoreline grass growth. A combination of ongoing herbicide applications and recent freezes will make quick work of clearing these. 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	<input checked="" type="checkbox"/> Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

SITE: 2A

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small patches of submerged filamentous algae present. Technicians will monitor for surfacing and treat if needed. No nuisance grass observed.

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

Inspection Report

SITE: 2B

Condition: Excellent Great Good Poor Mixed Condition Improving



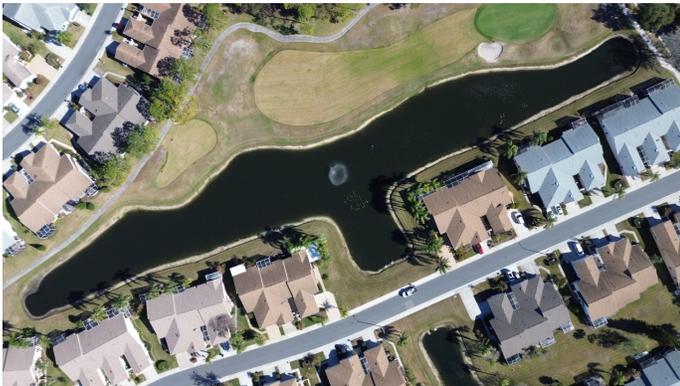
Comments:

Mild shoreline grass growth. These have also been routinely treated to prevent spread into the water.
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	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 3A

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Patches of submerged filamentous algae present. It is not Lyngbya, but a technician is proactively treating it to prevent further growth.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> 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:

Small patches of nuisance grass observed. The technician on site today will address these.
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	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

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	Chara	
Hydrilla	Slender Spikerush	Other:		

Inspection Report

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



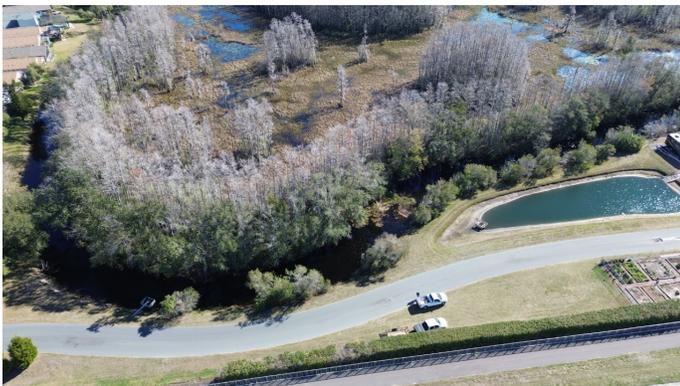
Comments:

Mild filamentous algae growth on the surface. This will be addressed by a technician. I will also inspect for any blockage restricting water flow next time I am on-site.
No nuisance grass observed.

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

SITE: 20

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 Chara
	Hydrilla	Slender Spikerush	Other:

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

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

All vegetation has been treated and/or crushed. Increased water level is all this area needs to bring conditions up. Routine monitoring and treatment as needed will continue.

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

Inspection Report

MANAGEMENT SUMMARY



February has made for interesting conditions affecting ponds. 25°F lows, 85°F highs, 40-degree daily temperature swings, and only three days of rain so far have given us six months of typical Florida climatic conditions in just three weeks. Near-record cold and drought have killed many beneficial aquatic plants, lessening the nutrient abatement they provide. Couple this with the sudden temperature spike, and we have almost ideal conditions for algal blooms. Technicians have geared back up for these conditions and started heavy algaecide applications where needed before growing season officially returns. Fortunately, grass growth has remained minimal which is offering more time to combat algae.

All ponds inspected today are in great condition overall. Only one mild algal bloom present which can be handled by a technician today. Nuisance grasses have remained mostly dormant as expected. Most beneficial plants seems to have survived the cold as well. This week's cooler temperatures will prolong these conditions for a time, but I suspect growing season is coming. We are fully prepared for when it arrives.

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:





Daily Logs List

Feb 10, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

Property is undergoing an algal bloom due to recent atmospherics in both treated and untreated areas.

S10,4a,6g,2c1 treated for heavy algae

4, treated for minor algae and submerged vegetation

Fn, treated for minor grasses

Fs, treated for cattails

3a,3b inspected

19/20 /2b/7/17 inspected

Most vegetation subdued.

Weather Conditions:

Sunny

Tue, Feb 10, 2026, 12:36 PM



77°F

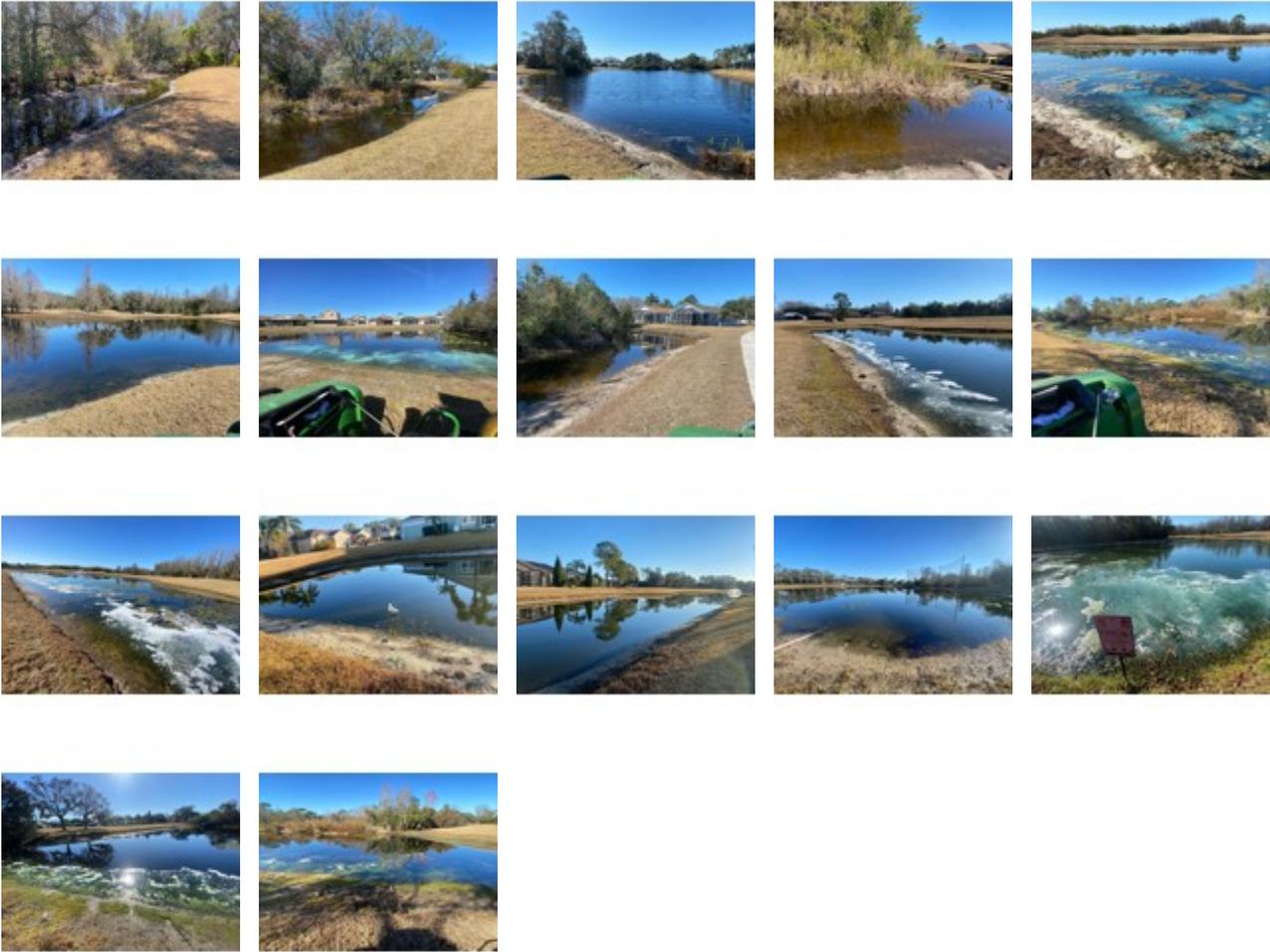
40°F

Wind: 7 mph

Humidity: 97%

Total Precip: 0"

Attachments: 17





Daily Logs List

Feb 23, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

6g,s14,5,s10,4,2c1,2c2,2b,1,3a,3b, treated for minor grasses

Weather Conditions:

Sunny

Mon, Feb 23, 2026, 1:38 PM



54°F

Wind: 15 mph

Humidity: 59%

41°F

Total Precip: 0"

Attachments: 15



Job Site: Groves

Customer: Wendy

Contact: Wendy Email: _____

Operations Mgr: Carlos Email: _____

Super. / Crew Lead: Frank Email: _____

Inspected By: Carlos Email: _____

Customer Attendee: N/A Email: _____

Davey Attendee: N/A Email: _____

QSA Reference

Number: 36881

This QSA Date: 2/11/2026

Prior QSA Date: _____

Next QSA Date: _____

Carryover Items

Initiated Date

1		
2		
3		
4		
5		
6		
7		
8		

Maintenance Punch List Items

1	Hard and soft edge and blow areas where they are needed.
2	Trimmed hedge around electrical box.
3	
4	
5	
6	
7	
8	

Improvement Suggestions

1	2- dead pines need removal on Ponkan Rd. Hazardous
2	
3	
4	
5	
6	
7	
8	

Notes to Customer

Signature

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date: _____
 Next QSA Date: _____

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email: _____
 Operations Mgr: Carlos Email: _____
 Super. / Crew Lead: Frank Email: _____
 Inspected By: Carlos Email: _____
 Customer Attendee: N/A Email: _____
 Davey Attendee: N/A Email: _____

Supporting Photos and Drawings

Location / Photo / Drawing 1 and notes

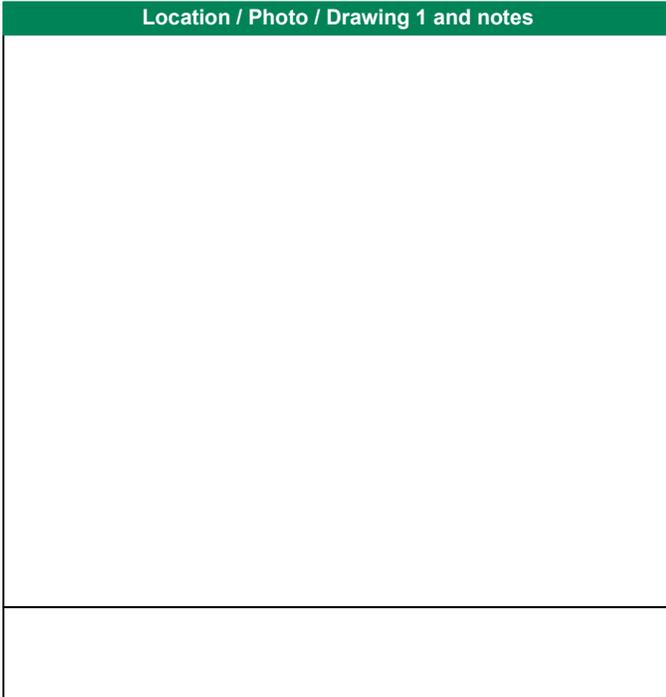
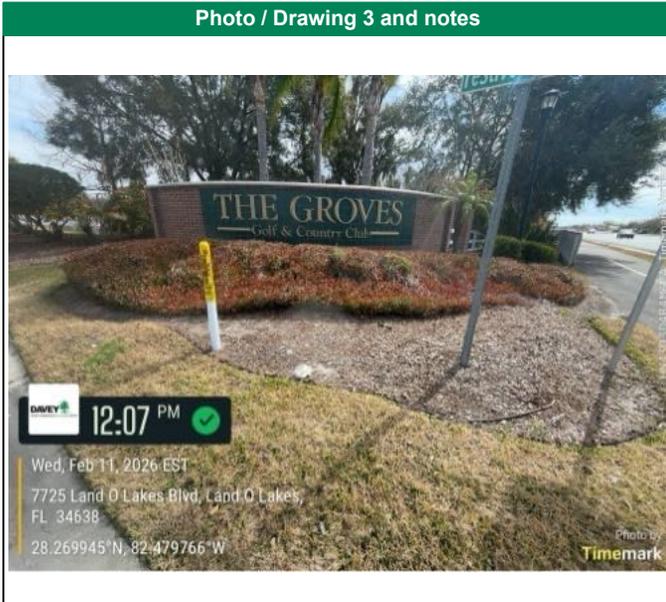


Photo / Drawing 2 and notes



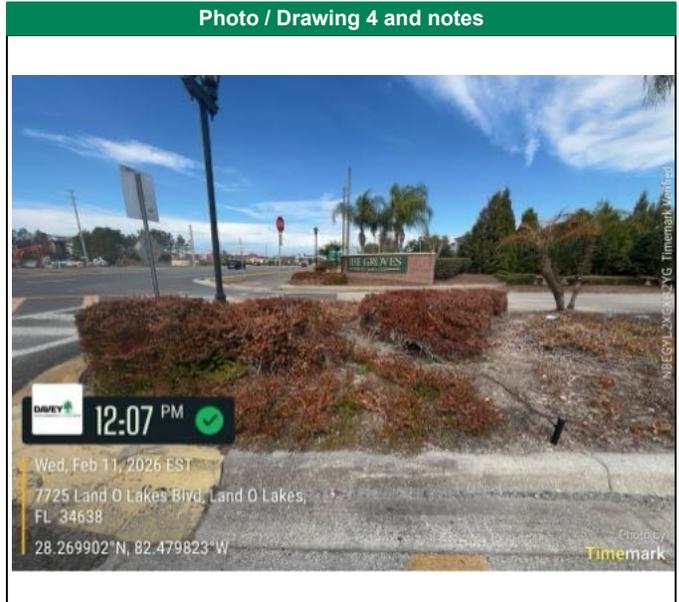
Back gate on Diamonte need to replace plant material due to cold frost.

Photo / Drawing 3 and notes



Frost entry at security gate plant material need replace due to cold frost.

Photo / Drawing 4 and notes



Front entrance at security gate plant material need to be replaced.

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date: _____
 Next QSA Date: _____

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email: _____
 Operations Mgr: Carlos Email: _____
 Super. / Crew Lead: Frank Email: _____
 Inspected By: Carlos Email: _____
 Customer Attendee: N/A Email: _____
 Davey Attendee: N/A Email: _____

Supporting Photos and Drawings

Photo / Drawing 5 and notes



Security gate entrance. Will need to keep an eye on this hedge. May or may not come back. Possible may need to be replaced.

Photo / Drawing 6 and notes



Some sod is suffering from cold frost.

Photo / Drawing 7 and notes



2 pine trees need to be removed on Ponkan Rd. Hazardous

Photo / Drawing 8 and notes



Need to trim lower limbs for lawnmower on Ponkan Rd. Pine tree.

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date:
 Next QSA Date:

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email:
 Operations Mgr: Carlos Email:
 Super. / Crew Lead: Frank Email:
 Inspected By: Carlos Email:
 Customer Attendee: N/A Email:
 Davey Attendee: N/A Email:

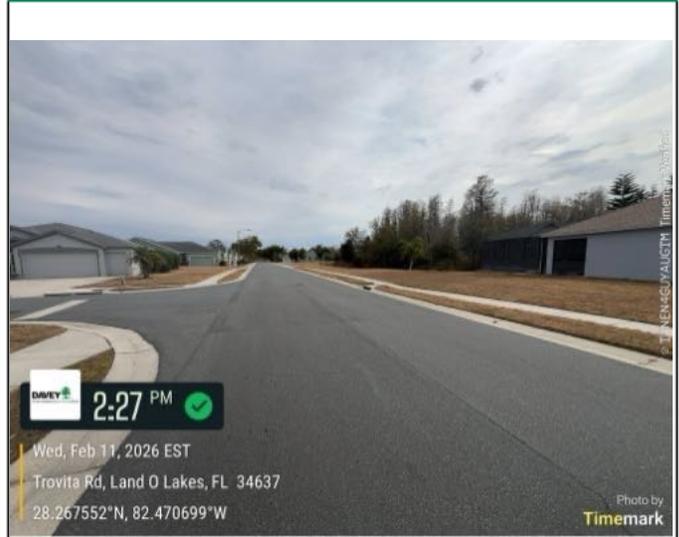
Supporting Photos and Drawings

Photo / Drawing 9 and notes



Cold frost stay off Jaffa Ln

Photo / Drawing 10 and notes



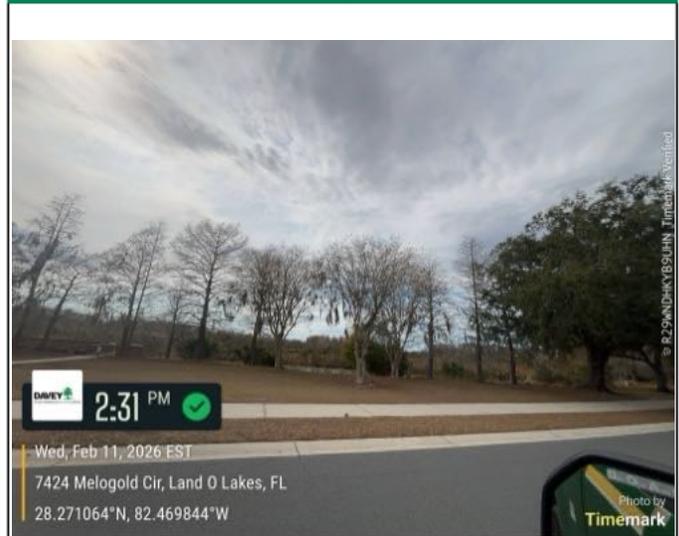
Cold frost, crispy sod need to stay off. Trovita Rd.

Photo / Drawing 11 and notes



Trovita Rd.

Photo / Drawing 12 and notes



Need to continue to finish trimming crêpe Myrtle's on CDD side.

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date: _____
 Next QSA Date: _____

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email: _____
 Operations Mgr: Carlos Email: _____
 Super. / Crew Lead: Frank Email: _____
 Inspected By: Carlos Email: _____
 Customer Attendee: N/A Email: _____
 Davey Attendee: N/A Email: _____

Supporting Photos and Drawings

Photo / Drawing 13 and notes



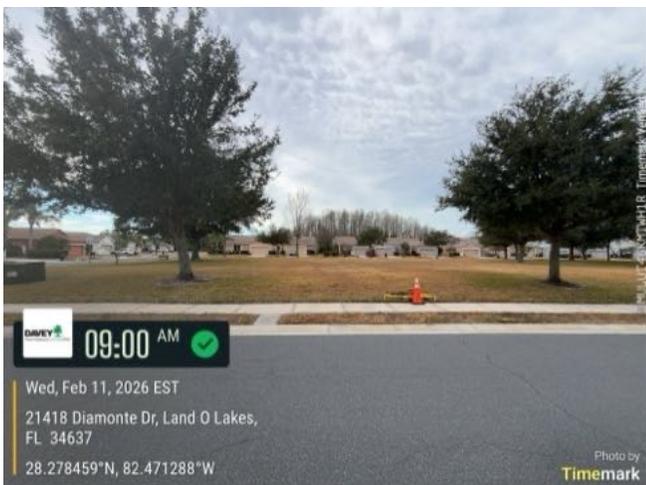
Sod is crisp need to stay off due to cold frost. Jaffa LN.

Photo / Drawing 14 and notes



On tangor road some areas are crisp due to cold frost stay off grass.

Photo / Drawing 15 and notes



Dog park on the Diamante Road some areas are crisp due to cold frost need to stay off grass

Photo / Drawing 16 and notes



Tangor Rd.

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date: _____
 Next QSA Date: _____

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email: _____
 Operations Mgr: Carlos Email: _____
 Super. / Crew Lead: Frank Email: _____
 Inspected By: Carlos Email: _____
 Customer Attendee: N/A Email: _____
 Davey Attendee: N/A Email: _____

Supporting Photos and Drawings

Photo / Drawing 17 and notes



Melogold circle stay off grass due to cold frost

Photo / Drawing 18 and notes



Melogold circle stay off grass due to cold frost

Photo / Drawing 19 and notes



Melogold circle stay off grass due to cold frost

Photo / Drawing 20 and notes



May need to replace plant material. Need to keep an eye on them for right now.

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date:
 Next QSA Date:

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email:
 Operations Mgr: Carlos Email:
 Super. / Crew Lead: Frank Email:
 Inspected By: Carlos Email:
 Customer Attendee: N/A Email:
 Davey Attendee: N/A Email:

Supporting Photos and Drawings

Photo / Drawing 21 and notes



Keep an eye on plant material around flag pole.

Photo / Drawing 22 and notes



Dead plant material need to be removed and replaced.

Photo / Drawing 23 and notes



Hard and soft edge on point

Photo / Drawing 24 and notes



Some plant material will be needing replacement

QSA Reference

Number: 36881
 This QSA Date: 2/11/2026
 Prior QSA Date: _____
 Next QSA Date: _____

Job Site: Groves
 Customer: Wendy
 Contact: Wendy Email: _____
 Operations Mgr: Carlos Email: _____
 Super. / Crew Lead: Frank Email: _____
 Inspected By: Carlos Email: _____
 Customer Attendee: N/A Email: _____
 Davey Attendee: N/A Email: _____

Supporting Photos and Drawings

Photo / Drawing 25 and notes



Cold frost. Sod may need replacing.

Photo / Drawing 26 and notes



Cold frost sod. Crisp stay off grass.

Photo / Drawing 27 and notes



Cold frost. Need replaced and removed. Clubhouse.

Photo / Drawing 28 and notes





Manager Report

February 20, 2025

Landscape

- Fallglo and Shaddock irrigation repairs
- Crews been spraying for weeds
- Hard edged and soft edge starting on Trovita all the way to Tangor.
- Please find attached the QSA report

Restaurant

- A new dishwasher has been leased for the restaurant.
- McNatt Plumbing called to unclog drain under dishwasher plastic cups, debris and grease were removed. Staff given a dome to keep over the drain to stop items from entering the system. \$300
- Rotoroter called to unclog the drain under the dishwasher removed more debris \$500
- Ice Machine part was installed and is now operational. \$463
- 3 LED lights replaced in kitchen
- Blown GFI plug on back dock replaced due to Smoker use. \$1500
- Piper installed new caps on Ansel system fire suppressant and installed a new safety pin in the emergency system

Pool

- Replaced LCD screen for the Spa Heater
- Alston Electric replaced a blown fuse for the electric spa heater.
- New Chemical arrived for rust stains awaiting application

Field & Maintenance

- Fire Alarm Voice System installed, we are off fire watch.
- Jani-King 3 day a week service started.
- Ballroom AC repaired, new wiring, temp sensor, duct work from the blower box and fire damper. \$4600
- Fence installed on Hole #10
- Monthly maintenance performed on gates.
- 2 significant gate strikes involving FED EX truck \$960 and a contractor \$150
- Soffit repairs completed.

- Windscreens installed on Tennis Courts.
- Shuffleboard Courts, sticks and pucks ordered
- Control Valve Leak at Hole 18 Bridge repaired.
- Irrigation pump seal replaced and quarterly maintenance performed by Pro Pump

Administrative

- Volunteer program written
- Budget workshops attended
- Front gate guards last day March 6th
- Interviews continue for Clubhouse attendant positions
- Onsite meeting with Inframark Regional District Manager
- Met with Pasco Fire Chief on additional needs.
- Fire Inspector on site to verify alarm system operational
- Research on community parking on streets.
- Checklists created for Janitorial Service
-

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

1 The Capital Workshop of the Board of Supervisors of The Groves Community Development District
2 was held on Tuesday January 27, 2026, and called to order at 10:00 am at The Groves Civic Center,
3 7924 Melogold Circle, Land O' Lakes, Florida 34647.

4

5 Present and constituting a quorum were:

6	Jimmy Allison	Chairperson
7	Richard Loar	Vice Chairperson
8	Sandy Cross	Assistant Secretary
9	Joel Watkins	Assistant Secretary
10	Jim Lewis	Assistant Secretary

11

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

13	Wendi McAnn	District Manager
14	Clint Robinson	Assistant District Manager
15	Residents and Members of the Public	

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

19

20 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

21 Ms. McAnn called the workshop to order and conduct roll call.

22

23 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

24 The Pledge of Allegiance was recited.

25

26 **THIRD ORDER OF BUSINESS** **Audience Comments**

27 The Board received audience comments regarding dissolution of the CDD, prioritizing the racquet
28 courts to enhance the community's fastest growing sport, and reopening the conservation walk.
29 Residents voiced concerns regarding the lack of cleanliness in the fitness center and restrooms and the
30 Board never having discussions regarding revenue. Resident challenges Supervisors to come up with a
31 plan to address these concerns.

32 The Board received a document of wish list items from the Shuffleboard group that totals less than
33 \$5,000.

34

35 **FOURTH ORDER OF BUSINESS** **Discussion Items**

36 **A. Capital Projects**

37 The Board discussed the amount available for Capital Improvements in the fiscal year 2026 budget.
38 The majority of thought the amount should be \$250,000 to \$300,000 with one Supervisor thinking the
39 District could go higher with amounts between \$450,000 - \$500, 000.

40
41 **B. Community Improvement**

42 The Board reviewed proposals for high priority items which include health and safety issues,
43 sidewalk repairs, A/C replacements, sprinkler hear replacements and fencing along with key FOB
44 entries for the front and back tennis gates.

45 The racquet courts and ballroom were also listed as priority items. The Board discussed creating a
46 team of residents from different organizations that utilize the facilities to have input on what the room
47 should look like. Examples of which would be the inclusion of a stage or having no stage in the event
48 space. This team will also visit other clubhouse locations in the area to use as references for their ideas.

49 The Board wishes to utilize volunteers to do additional items to beautify the community.

50
51 **FIFTH ORDER OF BUSINESS** **Audience Comments**

52 There being none, the next order of business followed.

53
54 **SIXTH ORDER OF BUSINESS** **Adjournment**

55 There being nothing further, the Board adjourned the workshop at 1:39 p.m.

56
57
58
59 _____
Secretary/ Assistant Secretary

Chairperson / Vice-Chairperson

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

1 The regular meeting of the Board of Supervisors of The Groves Community Development District was
2 held on Tuesday February 3, 2026, and called to order at 10:01 am at The Groves Civic Center, 7924
3 Melogold Circle, Land O' Lakes, Florida 34647.

4

5 Present and constituting a quorum were:

6	Jimmy Allison	Chairperson
7	Richard Loar	Vice Chairperson
8	Sandy Cross	Assistant Secretary
9	Joel Watkins	Assistant Secretary
10	Jim Lewis	Assistant Secretary

11

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

13	Wendi McAnn	District Manager
14	Lauren Gentry	District Counsel
15	Grace Rinaldi	District Counsel
16	Clint Robinson	Assistant District Manager
17	Matt Goldrick	Aquatics, Steadfast
18	Residents and Members of the Public	

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

22

23 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

25

26 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

27 The Pledge of Allegiance was recited.

28

29 **THIRD ORDER OF BUSINESS** **Audience Comments**

30 Mr. Goldrick spoke to the Board regarding pond conditions and the appearance of slender spike
31 brush on the pond banks. Mr. Goldrick advised that spraying to eliminate them from the area has already
32 taken place.

33 Michael with 813 Security spoke to the Board regarding his new security company and what they
34 could provide for the community going forward. 813 Security is awaiting security licensing from the
35 state.

36 The Board received comments from residents regarding their dissatisfaction with the decision to
37 erect a fence at the back of their homes on Diamonte Drive to eliminate access from kids. Residents
38 requested that the Board find a compromise and work with them towards a solution.

39 The Board received comments regarding not charging the restaurant rent and utilities for February
40 and March, a typographical error present in the resolution and a request to consider adjusting the agenda
41 to reflect audience comments at the beginning and end of the meetings. Resident commented on the
42 beautification program and stated that more attention to detail needs to be given by staff.

43

44 **FOURTH ORDER OF BUSINESS** **Public Hearing on Adopting Amended and**
45 **Restated Rules of Procedure**

46 **A. Consideration of Resolution 2026-07; Amending Rules of Procedure**

47 On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion
48 to open public hearing for Resolution 2026-07: Adopting Amended and
49 Restated Rules of Procedure, carried.

50

51 Ms. Gentry provided a summary regarding the rules and advised that they have not been updated
52 since 2021. Mr. Loar inquired about rule 2.1 and Mr. Allison inquired about rule 3.2. There being no
53 further discussion and no audience comments.

54

55 On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion
56 to close public hearing for Resolution 2026-07: Adopting Amended and
57 Restated Rules of Procedure, carried.

58

59 On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion
60 to adopt Resolution 2026-07: Adopting Amended and Restated Rules of
61 Procedure with the correcting made to the typographical error, carried.

62

63 **FIFTH ORDER OF BUSINESS** **Public Hearing on Adopting Amended**
64 **Amenity Rates**

65 **A. Consideration of Resolution 2026-08; Amending Amenity Rates**

66 On MOTION by Mr. Allison, seconded by Mr. Watkins, with all in favor,
67 motion to open public hearing for Resolution 2026-08: Adopting Amended
68 Amenity Rates, carried.

69

70 The amenity rate changes to 20% over resident assessment for this year to be \$3325.20. Audience
71 asked who was tracking the fee, can the fee be smaller and is it that big of an issue. With no further
72 comments or discussion.

73 On MOTION by Mr. Allison, seconded by Mr. Loar, with all in favor, motion
74 to close public hearing for Resolution 2026-08: Adopting Amended Amenity
75 Rates, carried.

76
77 On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion to
78 adopt Resolution 2026-08: Adopting Amended Amenity Rates, carried.

79

80 **SIXTH ORDER OF BUSINESS**

Business Items

81 **A. Capital Packet**

82 **i. Capital Workshop Overview**

83 Overview of the Capital Workshop provided in the agenda package for review.

84

85 On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, motion
86 to discuss sidewalk proposals, carried.

87

88 Discussion ensued.

89

90 **ii. Inframark Sidewalk Replacement Proposal**

91 Not approved.

92

93 **iii. C&K Sidewalk Repair & Replacement Proposal**

94 Mr. Watkins made a MOTION to accept C&K Sidewalk Repair and
95 Replacement proposal in the amount of \$19,500.00.
96 Ms. Cross seconded the motion.

97

98 Mr. Loar brought up that the residents should do these projects to save the District money, however
99 he would vote for C&K paving to do this project.

100

101 Mr. Watkins made a MOTION to accept C&K Sidewalk Repair and
102 Replacement proposal in the amount of \$19,500.00.
103 Ms. Loar seconded the motion.

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Upon VOICE VOTE unanimous approval was given (by a margin of 5-0) to accept C&K sidewalk repair and replacement proposal in the amount of \$19,500.

iv. Big Sun Fencing Back Community Pond Proposal

On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion to Table Big Sun Fencing Back Community Pond Proposal, carried.

v. ECS Integrations Front Gate Ped Gate Access Conversion Proposal

On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, motion to open discussion on ECS front pedestrian gate changing to Key FOB entry system, carried.

Discussion ensued.

On MOTION by Mr. Allison, seconded by Mr. Watkins, with all in favor, motion to accept ECS Integrations Front Gate Ped Gate Access Conversion Proposal, carried.

vi. ECS Integrations Back Gate Ped Gate Access Conversion Proposal

On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, motion to open discussion on ECS back pedestrian gate changing to Key FOB entry system, carried.

No discussion.

On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion to accept ECS Integrations Back Gate Ped Gate Access Conversion Proposal, carried.

vii. ECS Integrations Tennis Court Access Proposal

On MOTION by Mr. Lewis, seconded by Mr. Watkins, with all in favor, motion to open discussion on ECS Tennis Court gate changing to Key FOB entry system, carried.

Discussion ensued and the Board decided to table this proposal due to lack of power in that area.

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On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, motion to table ECS Integrations Tennis Court Access Proposal, carried.

On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, motion to open discussion on tennis court resurfacing, carried.

Discussion ensued. This topic was covered in the Capital Workshop.

viii. Florida Courts Inc Repair and Resurface Tennis Courts Agreement Proposal B
Not approved.

ix. AAA Court Surfaces LLC Resurface Tennis Courts Proposal

On MOTION by Mr. Lewis, seconded by Mr. Loar, with all in favor, motion to accept AAA Court Surfaces LLC Resurface Tennis Courts Proposal, carried.

UNDER SEPARATE COVER

Ratification of Piper Fire Protection Voice Evac Swap Proposal #196204

Mr. Allison signed this proposal in order to get the part expedited prior to the meeting. The District is on a fire watch and paying additional vendor fees in the amount of \$23 an hour to provide service until the repairs are completed. Pasco County Fire and Rescue require this coverage.

On MOTION by Mr. Wakins, seconded by Mr. Loar, with all in favor, motion to ratify Piper Fire Protection Voice Evac Swap Proposal #196204 in the amount of \$6,274.66, carried.

Mr. Loar requested that residents Dimeo and Powell assist staff and be on site when they request onsite proposals for a new Fire Alarm System that the reserve study requires in the upcoming Fiscal Year 2027.

On MOTION by Mr. Lewis, seconded by Mr. Loar, with all in favor, motion to have residents Dimeo and Powell assist staff with the onsite proposals for a new Fire Alarm System, carried.

B. Discussion of Security Gate Staffing

On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, motion to discuss security gate staffing, carried.

179 Discussion ensued regarding the possibility of using a roving guard at night. Should they wait until
180 the pedestrian gate conversions are completed.

181

182 On MOTION by Mr. Watkins, seconded by Mr. Loar, with Mr. Lewis being
183 opposed, motion to have staff draft a letter and release company in 30 days,
184 carried. (4-1)

185

186 **SEVENTH ORDER OF BUSINESS**

Staff Reports

187 **A. Accounting Report**

188 Not present, no report.

189

190 **B. District Counsel**

191 **i. Waiver and Release for Volunteer Services**

192 Ms. Gentry advised that the waiver and release for volunteer services has been completed and is in
193 the agenda package for review. It has also been posted on the website.

194 Ms. Gentry spoke about legislative items that are in Tallahassee for law changes which include E-
195 bikes, misconduct for CDD members, trespassing requirements etc.

196 Ms. Gentry advised that the final call with Jani-King was completed regarding the contract and is
197 approved tentatively.

198

199 **C. District Engineer**

200 Not present, no report.

201

202 **D. Aquatics Report**

203 The Board reviewed the January 2026 aquatics report and had no further questions.

204

205 **E. Clubhouse Manager**

206 **i. Clubhouse Manager's Report**

207 The Board reviewed the Onsite Manager's report and had no further questions.

208

209 **F. District Manager**

210 No report.

211

212

213 **EIGHTH ORDER OF BUSINESS** **Business Administration**
214 **A. Consideration of the Minutes of the Meeting Held on January 6, 2026**

215 On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion
216 to accept January 6, 2026, Meeting Minutes with minor change to line 82 and
217 106, carried.

218
219 **NINTH ORDER OF BUSINESS** **Supervisors' Requests**

220 Mr. Allison thanked the staff for their hard work on preparation of the Capital Workshop.

221 Ms. Cross requested job descriptions be provided.

222 Mr. Watkins requested the stains at the pool be scrubbed and inquired about the dissolution of the
223 CDD District Counsel will email to them.

224 Mr. Loar commented on the handicap crossing signs installed at Shaddock Place and Berna Lanes
225 and the need to order more handicap crossing signs, and a brighter light from Withalocochee light at
226 Publix and the front pedestrian gate.

227
228 **TENTH ORDER OF BUSINESS** **Adjournment**

229 On MOTION by Mr. Watkins, seconded by Mr. Loar, with all in favor, motion
230 to adjourn meeting at 12:32 p.m. carried.

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232
233
234 _____
235 Secretary/ Assistant Secretary

_____ Chairperson / Vice-Chairperson