



# *The Groves Community Development District*

**May 5, 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, May 5, 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. Discussion of FY2026-2027 Budget
  - B. Consideration of Resolution 2026-09; Approving FY2026-2027 Budget and Setting Public Hearing..... Page 3
    - i. Exhibit A – FY2026-2027 Proposed Budget First Draft ..... Page 5
  - C. Discussion of OLM to add CDD to the RFP that they are doing for the HOA
  - D. Discussion of ECS and Accurate Cellgate proposals
    - i. ECS Cellgate Proposal ..... Page 11
    - ii. Accurate Cellgate Proposal..... Page 13
  - E. Discussion on Gate
  - F. Discussion on Janitorial Services
- 5. Staff Reports**
  - A. District Counsel
  - B. District Engineer Report..... Page 17
  - C. Aquatics Report..... Page 18
  - D. Clubhouse Manager
    - i. Clubhouse Manager Report ..... Page 26
  - E. District Manager
    - i. Number of Registered Voters (1,093)..... Page 28
- 6. Business Administration**
  - A. Consideration of Meeting Minutes April 7, 2026 ..... Page 29
- 7. Supervisors’ Requests**
- 8. Adjournment**

Next regularly scheduled meeting is Tuesday, June 2, 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

**RESOLUTION 2026-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of The Groves Community Development District ("**District**") prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Proposed Budget**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 4, 2026
HOUR:	10:00 a.m.
LOCATION:	The Groves Civic Center 7924 Melogold Circle Land O' Lakes, FL 34637

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

**6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**ATTEST:**

**THE GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Proposed FY2026/2027 Budget



*The Groves*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**May 5, 2026**

**CLEAR PARTNERSHIPS**



# The Groves Community Development District

## General Fund

### Summary of Revenues Expenditures and Changes in Fund Balance Fiscal Year 2027 Budget General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$16,960.00	\$0.00	\$16,960.00	-99%	\$15,000.00
Special Assmnts- Tax Collector	\$1,345,049.00	\$1,294,059.00	\$50,990.00	\$1,345,049.00	0%	\$1,527,504.26
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$61,100.17
RV Parking Lot Revenue	\$2,000.00	\$2,959.00	\$0.00	\$2,959.00	48%	\$3,000.00
Facility Revenue	\$5,000.00	\$4,445.00	\$555.00	\$5,000.00	0%	\$5,000.00
Other Misc. Revenue	\$0.00	\$17,072.00	\$0.00	\$17,072.00	0%	\$15,000.00
<b>TOTAL REVENUES</b>	<b>\$1,352,049.00</b>	<b>\$1,335,495.00</b>	<b>\$51,545.00</b>	<b>\$1,387,040.00</b>	<b>3%</b>	<b>\$1,504,404.09</b>
<b>EXPENDITURES</b>						
<i>Legislative</i>						
Supervisor Fees	\$18,000.00	\$8,000.00	\$10,000.00	\$18,000.00	0%	\$18,000.00
<b>Total Legislative</b>	<b>\$18,000.00</b>	<b>\$8,000.00</b>	<b>\$10,000.00</b>	<b>\$18,000.00</b>	<b>0%</b>	<b>\$18,000.00</b>
<i>Financial &amp; Administrative</i>						
Management Consulting Services	\$77,376.00	\$38,688.00	\$38,688.00	\$77,376.00	0%	\$79,697.00
District Engineer	\$10,000.00	\$1,950.00	\$8,050.00	\$10,000.00	0%	\$10,000.00
Assessment Roll	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$5,000.00
Tax Collector /Property Appraiser Fees	\$250.00	\$150.00	\$100.00	\$250.00	0%	\$250.00
Management Contract (Amenity)	\$345,395.00	\$172,698.00	\$172,697.00	\$345,395.00	0%	\$355,757.00
Trustees Fees	\$4,000.00	\$3,750.00	\$250.00	\$4,000.00	0%	\$4,000.00
Auditing Services	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00	0%	\$3,200.00
Arbitrage Rebate Calculation	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Public Officials Insurance	\$4,000.00	\$3,922.00	\$78.00	\$4,000.00	0%	\$4,000.00
Miscellaneous Mailings	\$1,000.00	\$27.00	\$973.00	\$1,000.00	0%	\$1,000.00
Legal Advertising	\$1,500.00	\$1,977.00	\$0.00	\$1,977.00	32%	\$1,500.00
Bank Fees	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Dues, Licenses & Fees	\$175.00	\$268.00	\$0.00	\$268.00	53%	\$300.00
Music License/Monthly Service	\$500.00	\$1,258.00	\$0.00	\$1,258.00	152%	\$500.00
Website Host, Maintenance, Backup & Email	\$1,500.00	\$1,451.00	\$49.00	\$1,500.00	0%	\$1,500.00
ADA Website Compliance	\$1,515.00	\$0.00	\$1,515.00	\$1,515.00	0%	\$1,700.00
Maintenance Software Program	\$2,100.00	\$0.00	\$2,100.00	\$2,100.00	0%	\$2,100.00
District Counsel	\$30,000.00	\$23,720.00	\$6,280.00	\$30,000.00	0%	\$25,000.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,550.09
<b>Total Financial &amp; Administrative</b>	<b>\$489,511.00</b>	<b>\$254,859.00</b>	<b>\$235,980.00</b>	<b>\$490,839.00</b>	<b>0%</b>	<b>\$528,054.09</b>
<i>Security Operations</i>						
Security Monitoring Services (gates and pool)	\$23,000.00	\$12,479.00	\$10,521.00	\$23,000.00	0%	\$25,000.00
Security Camera Maintenance	\$1,800.00	\$2,138.00	\$0.00	\$2,138.00	19%	\$2,500.00
Security Services	\$0.00	\$62,376.00	\$0.00	\$62,376.00	0%	\$26,000.00
<b>Total Security Operations</b>	<b>\$24,800.00</b>	<b>\$76,993.00</b>	<b>\$10,521.00</b>	<b>\$87,514.00</b>	<b>253%</b>	<b>\$53,500.00</b>
<i>Road and Street Facilities</i>						
R&M-Parking Lots	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-Sidewalks	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Roadway Repair & Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
R&M-Gates	\$2,000.00	\$14,642.00	\$0.00	\$14,642.00	632%	\$2,000.00
<b>Total Road and Street Facilities</b>	<b>\$18,000.00</b>	<b>\$14,642.00</b>	<b>\$16,000.00</b>	<b>\$30,642.00</b>	<b>70%</b>	<b>\$18,000.00</b>
<i>Electric Utility Services</i>						
Utility Services	\$12,000.00	\$1,796.00	\$1,825.77	\$3,621.77	-70%	\$5,000.00
Utility - Recreation Facilities	\$35,000.00	\$26,648.00	\$27,089.68	\$53,737.68	54%	\$42,000.00
Street Lights	\$27,000.00	\$8,140.00	\$8,274.92	\$16,414.92	-39%	\$20,000.00
Gas Utility - Recreation Facilities	\$15,000.00	\$360.00	\$365.97	\$725.97	-95%	\$15,000.00
<b>Total Electric Utility Services</b>	<b>\$89,000.00</b>	<b>\$36,944.00</b>	<b>\$37,556.33</b>	<b>\$74,500.33</b>	<b>-16%</b>	<b>\$82,000.00</b>
<i>Garbage/Solid Waste Control Services</i>						
Solid Waste Assessment	\$2,750.00	\$0.00	\$2,750.00	\$2,750.00	0%	\$2,750.00
Garbage - Recreational Facility	\$4,000.00	\$4,281.00	\$0.00	\$4,281.00	7%	\$9,000.00
<b>Total Garbage/Solid Waste Control Services</b>	<b>\$6,750.00</b>	<b>\$4,281.00</b>	<b>\$2,750.00</b>	<b>\$7,031.00</b>	<b>4%</b>	<b>\$11,750.00</b>
<i>Water-Sewer Combination Services</i>						
Utility Services	\$16,000.00	\$10,301.00	\$10,471.73	\$20,772.73	30%	\$20,000.00
<b>Total Water-Sewer Combination Services</b>	<b>\$16,000.00</b>	<b>\$10,301.00</b>	<b>\$10,471.73</b>	<b>\$20,772.73</b>	<b>30%</b>	<b>\$20,000.00</b>
<i>Stormwater Control</i>						
Aquatic Maintenance	\$25,000.00	\$9,378.00	\$15,622.00	\$25,000.00	0%	\$25,000.00
R&M Lake & Pond Bank	\$8,000.00	\$1,337.00	\$6,663.00	\$8,000.00	0%	\$8,000.00
Stormwater Assessment	\$3,684.00	\$8,633.00	\$0.00	\$8,633.00	134%	\$4,000.00
R&M-Stormwater System	\$2,700.00	\$0.00	\$2,700.00	\$2,700.00	0%	\$3,000.00
<b>Total Stormwater Control</b>	<b>\$39,384.00</b>	<b>\$19,348.00</b>	<b>\$24,985.00</b>	<b>\$44,333.00</b>	<b>13%</b>	<b>\$40,000.00</b>
<i>Other Physical Environment</i>						

**The Groves**  
Community Development District

*General Fund*

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Workers' Compensation	\$850.00	\$0.00	\$850.00	\$850.00	0%	\$1,000.00
Reclaimed Water- WUP	\$0.00	\$4,411.00	\$0.00	\$4,411.00	0%	\$0.00
General Liability & Property/Casualty ins	\$65,000.00	\$62,656.00	\$2,344.00	\$65,000.00	0%	\$70,000.00
Landscape Maintenance	\$197,354.00	\$95,808.00	\$101,546.00	\$197,354.00	0%	\$237,000.00
Irrigation Maintenance & Repairs	\$50,000.00	\$17,386.00	\$32,614.00	\$50,000.00	0%	\$40,000.00
Irrigation Pump/Well Maintenance	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$6,000.00
Landscape Replacement Plants, Shrubs,Trees	\$20,000.00	\$1,743.00	\$18,257.00	\$20,000.00	0%	\$20,000.00
Landscape -Annuals	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
Holiday Decoration	\$10,000.00	\$11,140.00	\$0.00	\$11,140.00	11%	\$12,000.00
Landscape - Mulch	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$20,000.00
<b>Total Other Physical Environment</b>	<b>\$356,204.00</b>	<b>\$193,144.00</b>	<b>\$168,611.00</b>	<b>\$361,755.00</b>	<b>2%</b>	<b>\$416,000.00</b>
<b>Parks and Recreation</b>						
Athletic/Park Court/Field Repairs	\$2,500.00	\$5,399.00	\$0.00	\$5,399.00	116%	\$5,000.00
Clubhouse Misc. Expense	\$11,000.00	\$6,050.00	\$4,950.00	\$11,000.00	0%	\$11,000.00
Computer Support	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Dog Park Maintenance	\$1,000.00	\$1,801.00	\$0.00	\$1,801.00	80%	\$1,000.00
Lease - Copier	\$4,800.00	\$2,537.00	\$2,263.00	\$4,800.00	0%	\$5,000.00
Facility A/C & Heating Maintenance & Repair	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
R&M-Fitness Equipment	\$1,000.00	\$2,497.00	\$0.00	\$2,497.00	150%	\$2,500.00
R&M-Fountain	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Fountain Service Contract	\$2,000.00	\$988.00	\$1,012.00	\$2,000.00	0%	\$2,600.00
Furniture Repair/Replacement	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
Janitorial Supplies	\$6,500.00	\$2,696.00	\$3,804.00	\$6,500.00	0%	\$6,500.00
Lighting Repairs & Replacement	\$1,000.00	\$4,015.00	\$0.00	\$4,015.00	302%	\$1,000.00
Maintenance & Repairs	\$25,000.00	\$16,660.00	\$8,340.00	\$25,000.00	0%	\$25,000.00
Office Supplies	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Pest Control	\$2,000.00	\$1,894.00	\$106.00	\$2,000.00	0%	\$2,500.00
Pool Furniture repair & replacement	\$4,000.00	\$1,918.00	\$2,082.00	\$4,000.00	0%	\$4,000.00
R&M-Pools	\$4,000.00	\$864.00	\$3,136.00	\$4,000.00	0%	\$4,000.00
Contracts-Pools	\$30,000.00	\$15,360.00	\$14,640.00	\$30,000.00	0%	\$39,000.00
Security & Fire Monitoring Services	\$1,600.00	\$3,360.00	\$0.00	\$3,360.00	110%	\$5,000.00
Telephone, Cable & Internet Service	\$6,500.00	\$4,014.00	\$2,486.00	\$6,500.00	0%	\$6,500.00
R&M-Vehicles	\$1,000.00	\$483.00	\$517.00	\$1,000.00	0%	\$1,000.00
<b>Total Parks and Recreation</b>	<b>\$121,400.00</b>	<b>\$70,536.00</b>	<b>\$60,836.00</b>	<b>\$131,372.00</b>	<b>8%</b>	<b>\$139,100.00</b>
<b>Restaurant</b>						
Restaurant Expense	\$3,000.00	\$3,951.00	\$0.00	\$3,951.00	32%	\$8,000.00
<b>Total Restaurant</b>	<b>\$3,000.00</b>	<b>\$3,951.00</b>	<b>\$0.00</b>	<b>\$3,951.00</b>	<b>32%</b>	<b>\$8,000.00</b>
<b>Contingency</b>						
Misc-Contingency	\$170,000.00	\$0.00	\$170,000.00	\$170,000.00	0%	\$50,000.00
janitorial services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$28,000.00
Guard gate staff	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$92,000.00
<b>Total Contingency</b>	<b>\$170,000.00</b>	<b>\$0.00</b>	<b>\$170,000.00</b>	<b>\$170,000.00</b>	<b>0%</b>	<b>\$170,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,352,049.00</b>	<b>\$692,999.00</b>	<b>\$747,711.07</b>	<b>\$1,440,710.07</b>	<b>7%</b>	<b>\$1,504,404.09</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$642,496.00	-\$696,166.07	-\$53,670.07	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$120,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$120,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$134,246.00	\$642,496.00	-\$696,166.07	-\$53,670.07	-140%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$543,951.00</b>	<b>\$543,951.00</b>	<b>\$0.00</b>	<b>\$543,951.00</b>	<b>0%</b>	<b>\$490,280.93</b>
<b>FUND BALANCE, ENDING</b>	<b>\$543,951.00</b>	<b>\$1,186,447.00</b>	<b>-\$696,166.07</b>	<b>\$490,280.93</b>	<b>-10%</b>	<b>\$490,280.93</b>

**The Groves**  
Community Development District

*Reserve Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Reserve Fund 005

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Special Assmnts- Tax Collector	\$489,140.00	\$470,597.00	\$18,543.00	\$489,140.00	0%	\$515,657.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$20,626.30
<b>TOTAL REVENUES</b>	<b>\$489,140.00</b>	<b>\$470,597.00</b>	<b>\$18,543.00</b>	<b>\$489,140.00</b>	<b>0%</b>	<b>\$495,031.15</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,313.15
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$10,313.15</b>
<i>Reserves</i>						
Capital Reserve	\$474,894.00	\$37,577.00	\$437,317.00	\$474,894.00	0%	\$484,718.00
<b>Total Reserves</b>	<b>\$474,894.00</b>	<b>\$37,577.00</b>	<b>\$437,317.00</b>	<b>\$474,894.00</b>	<b>0%</b>	<b>\$484,718.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$474,894.00</b>	<b>\$37,577.00</b>	<b>\$437,317.00</b>	<b>\$474,894.00</b>	<b>0%</b>	<b>\$495,031.15</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$14,246.00	\$433,020.00	-\$418,774.00	\$14,246.00	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	\$120,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$120,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$134,246.00	\$433,020.00	-\$418,774.00	\$14,246.00	-89%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$543,951.00</b>	<b>\$543,951.00</b>	<b>\$0.00</b>	<b>\$543,951.00</b>	<b>0%</b>	<b>\$558,197.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$558,197.00</b>	<b>\$976,971.00</b>	<b>-\$418,774.00</b>	<b>\$558,197.00</b>	<b>0%</b>	<b>\$558,197.00</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2007 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$2,982.00	\$0.00	\$2,982.00	0%	\$0.00
Special Assmnts- Tax Collector	\$168,187.00	\$158,361.00	\$9,826.00	\$168,187.00	0%	\$168,186.92
Special Assmnts- Discounts	-\$6,727.00	-\$6,258.00	\$0.00	-\$6,258.00	-7%	-\$6,727.48
<b>TOTAL REVENUES</b>	<b>\$161,460.00</b>	<b>\$155,085.00</b>	<b>\$9,826.00</b>	<b>\$164,911.00</b>	<b>2%</b>	<b>\$161,459.44</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,363.74
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$3,363.74</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$110,000.00	\$0.00	\$110,000.00	\$110,000.00	0%	\$110,000.00
Interest Expense	\$48,125.00	\$24,063.00	\$24,062.00	\$48,125.00	0%	\$42,075.00
<b>Total Debt Service</b>	<b>\$158,125.00</b>	<b>\$24,063.00</b>	<b>\$134,062.00</b>	<b>\$158,125.00</b>	<b>0%</b>	<b>\$152,075.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$158,125.00</b>	<b>\$24,063.00</b>	<b>\$134,062.00</b>	<b>\$158,125.00</b>		<b>\$152,075.00</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$3,335.00	\$131,022.00	-\$124,236.00	\$6,786.00	103%	\$9,384.44
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$131,022.00	-\$124,236.00	\$6,786.00	0%	\$9,384.44
<b>FUND BALANCE, BEGINNING</b>		\$0.00	\$0.00	\$0.00	0%	\$6,786.00
<b>FUND BALANCE, ENDING</b>	<b>\$3,335.00</b>	<b>\$131,022.00</b>	<b>-\$124,236.00</b>	<b>\$6,786.00</b>	<b>103%</b>	<b>\$16,170.44</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2007 Bonds	\$975,000.00	\$875,000.00	\$765,000.00	\$655,000.00

**The Groves**  
Community Development District

*All Funds*

**Comparison of Non-Ad Valorem Assessment Rates**  
**Fiscal Year 2027 vs. Fiscal Year 2026**

Product	General Fund 001			2007 DS Per Unit			Total Assessments per Unit				O&M	Bond	Prepaid
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	Units	Units 2015	Units
Single Family	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	285	285	0
Courtyard	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	273	273	0
Patio	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	138	138	0
Estate	\$2,670.80	\$2,550.67	4.7%	\$220.14	\$220.14	0.0%	\$2,890.94	\$2,770.81	\$120.13	4.3%	59	59	1
Golf Course	\$26,708.00	\$25,506.73	4.7%	\$2,201.36	\$2,201.36	0.0%	\$28,909.36	\$27,708.09	\$1,201.27	4.3%	1	1	0
											<b>756</b>	<b>756</b>	<b>1</b>

   	 Phone: (863) 797-7525 (863) 350-2715 ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES LIC. EG13000790 <a href="http://ECINTEGRATIONS.COM">ECINTEGRATIONS.COM</a>	    
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Date: 3/12/2026	<b>CELLGATE ACCESS PORTAL</b>	Proposal No: TH26312
<b>Submitted to:</b> The Groves CDD C/O Inframark Attention: Clinton Robinson Title: CMS Email: clinton.robinson@inframark.com Phone: 815-428-4214 Fax: _____ Address: 7924 Melogold Circle City / ST Land O Lakes / FL Zip: 34637	<b>Job Location:</b> The Groves / Cellgate Management Attention: Clinton Robinson Title: CMS Email: clinton.robinson@inframark.com Phone: 813-995-2832 Fax: _____ Address: 7924 Melogold Circle City / ST Land O Lakes / FL Zip: 34637	

**ACCESS DATABASE MANAGEMENT AGREEMENT, # OF SYSTEMS: 1**

\*Upon written request via email, ECS Integrations will make information changes to the Access Control unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecsintegrations.com .

**BASIC PROGRAMMING INCLUDES :**

- \* Entering & deleting card/ fob numbers, names, keypad & card codes.
- \* Resident personal portal for video entry and creating guest passes / schedules @ 2.68 per house . 755 homes @ \$ 2.68 per = \$2023.00 monthly .
- \* Personal assistance with creating visitor passes and navigation of portal via gates@ecsintegrations.com email link .
- \* In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature .

**DOES NOT INCLUDE :**

- \*Service calls regarding network connection or other issues with the local network.
- \* Damaged equipment or replacement hardware.
- \* Capacity upgrades.
- \* On-site programming:
  1. - Programing of entry devices where no internet is installed.
  2. -Purchase of any devices.
  3. - On-site timers.
  4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**\*\*INVOICED QUARTERLY IN ADVANCE**

INIT   MONTHLY AMOUNT \$2,023.00

**CONSIDERATIONS & EXCLUSIONS:** This proposal is valid through: 4/11/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

ECS INTEGRATIONS

By (Signature): \_\_\_\_\_  
 Name (Printed): \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_

SUBSCRIBER

By (Signature):   
 Name (Printed):   
 Title:  Date:   
 Activation Date: \_\_\_\_\_

**TERMS & CONDITIONS:**

1. **Required Approval:** This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. **Warranty:**  
 A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.  
 B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. **Company Services:**  
 A. **Hours of Service.** All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.
- B. **Equipment Serviceability.** When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.
4. **Subscriber Responsibilities:**  
 A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.
- B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
- C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.
5. **Default:**  
 A. **Event of Default.** Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
- B. **Company's Remedy Upon Default.**  
 i. **Terminate Contract.** If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.  
 ii. **Damages.** If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.  
 iii. **Costs.** In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.
6. **Changes:** Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.
7. **Renewal:** Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.
8. **Fee Increases:** The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.
9. **External Services:** Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.
10. **COMPANY'S LIMITS OF LIABILITY:**  
 A. **Limitation of Damages.** IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.
- B. **Interruption of Service.** The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.
- C. **Disclaimer of Warranties.** Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.
11. **Third Party Indemnification:** In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.
12. **Assignment:** Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.
13. **Severability:** In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.
14. **Notices:** All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

Last April 2025 to 1 yr.

CONTRACT#022024-GGCC-B

2/24

# ACCURATE ELECTRONICS

9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771  
♦ PINELLAS (727)-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088  
♦ FT. MYERS (239) 332-8700 ♦ ORLANDO (407) 203-2620  
[WWW.AEAccess.com](http://WWW.AEAccess.com)

February 20, 2024  
Prepared by Paul

Groves Golf and Country Club  
7924 Melogold Cr  
Land O Lakes, FL 34637

C/O: Clinton Robinson Phone: (813) 428-4214 E-Mail: [CLINTON.ROBINSON@INFRAMARK.COM](mailto:CLINTON.ROBINSON@INFRAMARK.COM)

RE: Replace Barrier Arm gate operators at the main entrance/exit and at the back entrance/exit with Door King breakaway arm operators. Install the cellular Watchman WXL w/built-in camera, prox fob reader and QR Code reader.

### EQUIPMENT LIST:

*Paid for 6 Gate ops -*

QTY	Item description	COST	Disc Price
6-	Door King Parking Gate Operators w/ battery back up	\$27,956.34	\$25,206.63
1-	WXL Multi-Tenant w/built-in camera VZN AA1XLPE-1X	\$6,256.34	\$5,169.89
6-	14' break away gate arms	\$2,568.37	\$2,231.59
6-	Door King hardware kit for breakaway arms	\$7,012.99	\$6,261.64
6-	Door King reverse edge 14ft red/green LED lights	\$3,598.77	\$3,097.86
1-	42" heavy duty, gooseneck pedestal for WXL	\$903.84	\$817.62
4-	Optex 50' long range monitor (front gates required for UL 325 code)	\$1,368.22	\$2,328.04
3-	4x4 4ft aluminum post (2ft concrete) front exit Optex mounting	\$325.21	\$885.69
9-	Loop detectors with harness	\$1,926.00	\$1,737.00
6-	120 VAC DTK operator surge protection	\$698.44	\$540.00
	Freight:		\$800.00
	Labor to dispose old operators & install new/Misc. Hardware:		\$7,680.00
<b>TOTAL JOB COST:</b>			<b>\$56,755.96</b>

*4201 ea*  
*- 371 ea*  
*- 1043 ea*  
*- 516 ea*

### MONTHLY CELLULAR AND TruApp SUBSCRIPTION FEE REQUIRED WITH SYSTEM:

COST: \$1,170.00 per month plus applicable taxes. (755-unit complex \$1.55 per home) (this replaces your current phone bill + adds cloud app, video, storage & portal) TERM: 3-YEARS TO AUTO RENEW FOR SUCCESSIVE 1-YEAR TERMS UNLESS CANCELLED IN WRITING 30-DAYS PRIOR TO TERM END. Note: Subscription-based contract subject to termination for non-payment, reconnection fees, and early termination fees.

### ACCEPTANCE OF MONTHLY SUBSCRIPTION CONTRACT & TERMS:

SIGNATURE: *[Signature]* PRINT NAME: *William H. Boutin Jr*

DATE: *27 Feb 2024*

### TO BE PROVIDED BY OWNER:

- Customer must provide Accurate with their tax exemption form for the taxes to be dropped at the time of billing.

ACCEPT:  INITIAL: *[Initials]*

AE.

**MANAGEMENT BENEFITS FOR THE WATCHMAN:**

- Programmatic enrollment/ import process
- System implementation support
- Tenant self-serve call group management
- Manage multiple locations via Cell Gate Portal
- No Software required
- Time/date restrictions on demand or with a schedule.
- Control gate/door on demand or with a schedule
- Prop open notification capability

**TENANT BENEFITS FOR THE WATCHMAN:**

- See Live video of visitors
- Easy-to-use iOS/Android App
- Tenant-managed call groups
- Peace of mind through increased security
- Ability to give guests QR Code fast passes with time and date restrictions.

**NOTES:**

1. TWO-YEAR MANUFACTURER'S WARRANTY ON OPERATORS, TAG MASTER AND WXL. ONE YEAR ON ALL OTHER INSTALLED PARTS AND ONE YEAR ACCURATE WARRANTY ON LABOR.
2. ACCURATE ELECTRONICS SHALL ACCEPT NO RESPONSIBILITY FOR GATE CLOSURE ON PEDESTRIANS AND OR VEHICLES.
3. **PEDESTRIANS ARE TO USE DESIGNATED PEDESTRIAN ACCESS AREAS ONLY!!!**
4. ACCURATE IS NOT RESPONSIBLE FOR INJURY OR DEATH CAUSE BY GATE CLOSURE ON A VEHICLE OR PERSON.
5. ACCURATE ELECTRONICS SHALL NOT BE HELD RESPONSIBLE IN THE EVENT THAT ANY EMERGENCY VEHICLE IS DELAYED OR DENIED ACCESS DUE TO A CLOSED GATE.
6. **ESTIMATE DOES NOT INCLUDE; PERMITS, PERMIT FEES, INSPECTION FEES, BONDING, ENGINEERING, TREE BARRICADES, LAY-OUT OR GRADE STAKING (ACCEPT AS NOTED), TESTING, WELLPOINT DEWATERING, AS-BUILT PLAN OR SURVEY SIGNED AND SEALED BY A LICENSED OR REGISTERED SURVEYOR, IRRIGATION, LANDSCAPING, RELOCATE OR REPLACE TREES, BUSHES OR LANDSCAPING IN CONFLICT WITH PROPOSED CONSTRUCTION.**
7. Surge protection is highly recommended however in no way does this guarantee that damage will not occur.
8. **To be re-used:** control wires, all power, conduit, concrete operator pads, data wires, all LV wiring, 26-bit prox fobs/cards, conduit between operators (if applicable), conduit and wiring from BAI scanners to the WXL, SOS system, traffic loops. If these things can't be re-used then a change order will be generated.
9. The Watchman WXL pricing is a special until February 29th.
10. Securiteam will have to remove Kiosk for the installation of the Watchman WXL.
11. **The customer will have to manage two databases one for the Watchman WXL and one for the Linear E-merge Access control panel located in the clubhouse that controls the Access Control HID prox readers.**
12. Customer will be re-using their prox fobs for the WXL. If these are not compatible then a change order will be generated.
13. Customer has told Accurate that they have purchased all of their equipment. If for any reason Securiteam owns any of the equipment, conduit, or LV wiring and they remove it then a change order will be generated.

ACCEPT:  INITIAL: *WMB*

AE.

## NOTES CONTINUED:

1. Cellular service & Tru-App is billed monthly by Accurate Electronics, Inc. The Plan included is for 755 homes/units with unlimited data. 1<sup>st</sup> month is due on order and 2<sup>nd</sup> month will be billed when the unit is activated.
2. ~~With any cellular device, service is provided by a major provider which Accurate has no control over signal strength or reliability if a cell tower goes down. The owner understands and accepts these terms. If for any reason an external antenna is needed to boost the signal, we can provide it at an additional cost.~~
3. **TERMS FOR SUBSCRIPTION ONLY:** Cellular and Tru-App subscription is through Accurate Electronics Inc. and cannot be transferred during the term of this contract. The contract is subject to a 50% early cancellation fee. Re-connection/activation fee for non-payment is subject to a \$175.00 re-activation fee. NOTE: Discount rates have been given for a 3-year term. Minimum 1-year required with system. Shorter terms will be subject to price increases for equipment & monthly subscription fees.
4. The customer will get an Excel Worksheet to fill out and get back to Accurate for the initial database build for the WXL.

## SCOPE OF WORK AT FRONT GATES:

1. Remove old Mega Arm Barrier Operators at the main entrance/exit and back entrance/exit drive gates and dispose of them. Install four, 14ft, breakaway DoorKing Barrier Arms with LED lights.
2. Install pedestal and WXL where the old Kiosk was located. Use existing conduit and wiring from the old Kiosk to the visitor gate operator.
3. Replace the old Optex sensor at the resident lane and replace it with Optex 50' long range. Install a new Optex 50' long-range sensor with the 4ft post (2ft concrete) at the exit gates.

## SCOPE OF WORK AT THE GACK GATES:

1. Remove old Mega Arm Barrier Operators at the main entrance/exit and back entrance/exit drive gates and dispose of them. Install two, 14ft, breakaway DoorKing Barrier Arms with LED lights.
2. Install two Optex 50' with the 4ft post (2ft exposed) at the entrance and exit Barrier Operator per UL 325 Code for pedestrians.

ACCEPT:  INITIAL:

AE.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE. THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

**TOTAL SUM: \$ 56,755.96 + \$1,170.00 per month + tax (tax will not be charged with customer's tax exemption form)**

**TERMS:** 50% Down, balance on equipment once received in Accurate warehouse to secure pricing. Labor to be billed upon completion of the job.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: \_\_\_\_\_  
FOR ACCURATE ELECTRONICS.

DATE: \_\_\_\_\_

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 7 DAYS.

**PLEASE SIGN & PRINT NAME AFTER SIGNATURE.**

AUTHORIZED SIGNATURE: *Walter H. Bostwick Jr.*  
FOR: Groves Golf and Country Club  
7924 Melogold Cr  
Land O Lakes, FL 34637

PRINT NAME: Walter H Bostwick Jr

DATE: 27 Feb 2024

ACCEPT:  INITIAL: WOB



**The Groves CDD  
ENGINEER'S REPORT FOR May 2026 BOARD MEETING**

Ongoing Projects Report and Updates:

**FY26 External Facilities Inspection and Report**

BDi has discussed the timing and extent of the FY26 External Facilities Inspection and Report per the CDD's goals objectives. The FY25 report was completed in July of 2025 and reviewed the roadways, curb inlets, sidewalks, stormwater system, courts, and bridges/piers. CDD staff is currently in process to address the immediate action items found in the report included sidewalk repairs that are ongoing. Also, BDi has recently completed the Phase 1A/1B SWFWMD Statement of Inspection for stormwater recertification which was due in April 2026 which reported no deficient items.

It is recommended for CDD staff to continue to address items found in the FY25 report and for BDi to perform the FY26 inspection of remaining infrastructure not yet reviewed in September 2026. This will give staff more time to address prior items and avoid being too frequent on inspection.



## The Groves CDD Aquatics

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**Inspection Date:**

4/27/2026 12:48 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:**

One patch of cyanobacteria present. A technician will address this during treatment later this week.  
 Most of the nuisance grasses present are decaying. Any remaining will also be treated at that time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	<input checked="" 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>			
	Torpedo Grass	Pennywort	Babytears    Chara
	Hydrilla	Slender Spikerush	Other:

## SITE: 2A

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



**Comments:**

Patches of cyanobacteria present in the corners. These will also be treated later this week.  
 Nuisance grasses on the water's edge will be included as well.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	<input checked="" 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>			
	Torpedo Grass	Pennywort	Babytears    Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

# Inspection Report

## SITE: 2B

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Any filamentous algae present is decayed and needing rain to fully clear. Technicians will monitor for new growth. Nuisance grasses present at the water's edge will be treated during this week's service.

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

## SITE: 3A

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

One patch of cyanobacteria present in the corner. I'll have the technician bring extra product for this type of growth given its presence in multiple ponds. Any nuisance grasses present will be treated at that time as well.

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

# Inspection Report

## SITE: 3B

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



### Comments:

Multiple types of algal growth present in the section holding water. Full-spectrum algaecides will be applied later this week. Nuisance grasses will also be treated.

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

Decayed algae present. It appears there may be a downed tree mildly inhibiting water flow in that area. I will inspect further next time I am on-site. Technicians will apply follow-up treatments to the algal growth. Any nuisance grasses present are on the wetland side of the ditch. Those within reach will be treated.

<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>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears    Chara
	Hydrilla	Slender Spikerush	Other:

## SITE: 20

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Mild nuisance grass growth on higher, exposed areas. These will be treated during an upcoming visit. 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    Chara
	Hydrilla	Slender Spikerush	Other:

# Inspection Report

## SITE: 21

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Filamentous algae present. Any areas in need of treatment will be addressed during an upcoming visit.  
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
	Hydrilla	Slender Spikerush	Other:
			Chara

## SITE: 22

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Similar conditions to the previous inspection in February. Minimal new growth and more exposed pond beds. Mitigation treatment was done earlier this month to prevent growth in these areas.  
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	Slender Spikerush	Other:
			Chara

# Inspection Report

## MANAGEMENT SUMMARY



Waterways are in a unique state right now. An historic drought combined with a hearty start to growing season are creating optimal conditions for vegetative and algal growth. Many invasive aquatic plants require very little water to thrive. Now that daily temperatures are holding in the 80's, any bit of rain is bringing rapid growth. These conditions have also begun raising water temperatures to ideal algal bloom range. Many ponds are basically large, hot puddles of standing water. With nothing to replenish ponds, full algae blooms can appear in under 72 hours and may not decay within the normal 7-10 days when treated. All technicians are running seasonal mixes for these conditions. The continued use of phosphorous abatement products in these mixes will slowly build potency in ponds and help keep rapid algal growth under control.

All ponds are in expected conditions given the current weather situation. Nuisance grasses are only present in thin bands at the water's edge which makes them easier to clear when treated. I have already asked the technician to increase herbicide concentrations to stay ahead of new growth. Cyanobacteria has become more present this month. It's relatively easy to remove with proper algaecide treatments. As mentioned earlier, a technician will be doing a treatment later this week.

## 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!

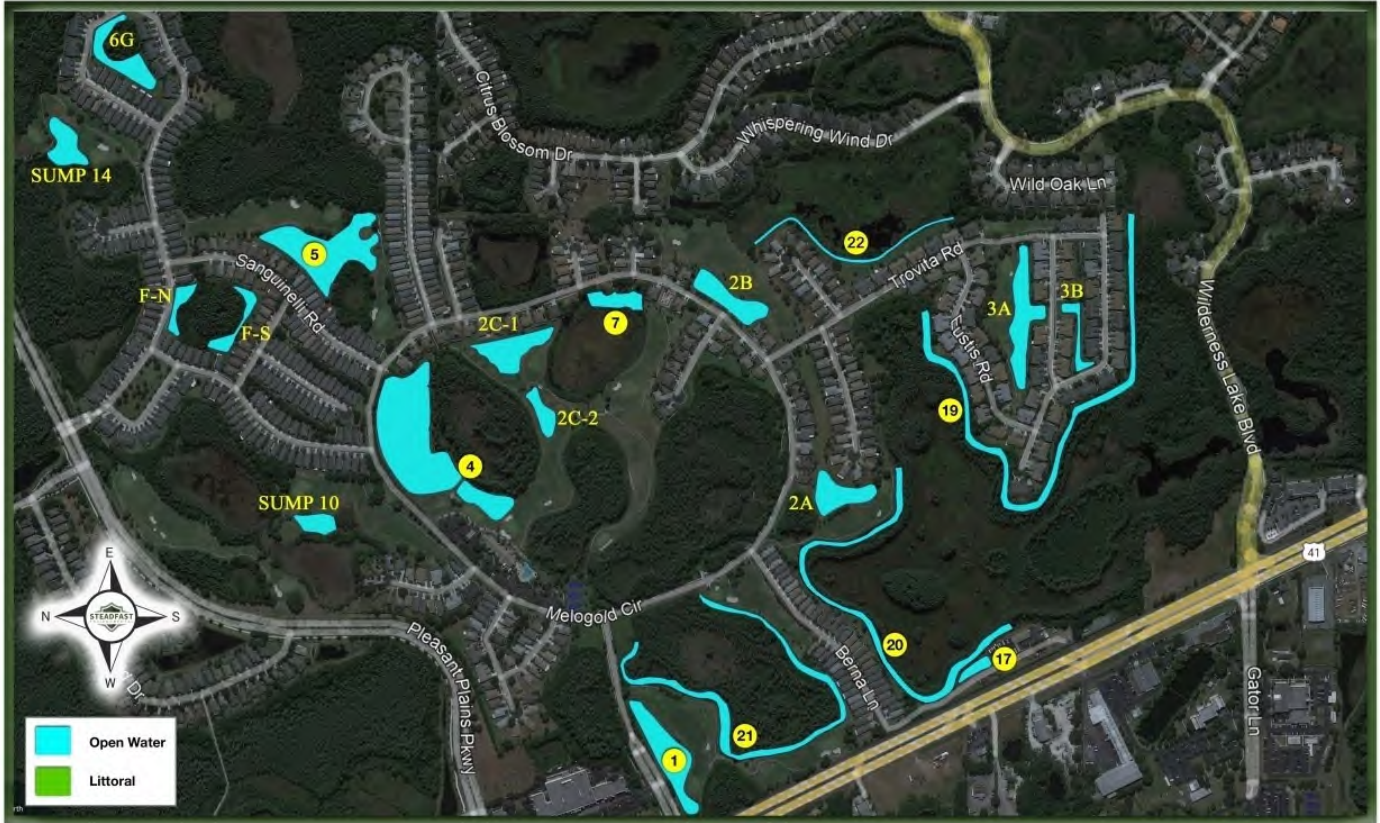
MAINTENANCE AREA



# THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:





# Manager Report

## May, 2026

### Landscape

- Heightened focus on landscaping around the clubhouse. Davies has dedicated employees working on trimming and assessing scrub damage.
- Trimming complete around pool.

### Ponds

- Staff cleared a plugged storm water drain at Melogold / Amber Sweet.
- BDI initiating contractor support for the collapsing weir on hole 7 and the rebuilding of the hole 7 inlet. See picture.



### Restaurant

- Restaurant drains unclogged for the 3<sup>rd</sup> time during the past 30 days.
- Fire suppressant sprinkler heads change in the kitchen.
- CO2 alarm system replaced and tested
- Ansel system still needs to be serviced waiting for Piper to schedule

### Pool

- 10 New loungers purchased to replace broken loungers.
- Pool umbrellas ordered

## Field & Maintenance

- Problematic sidewalks have been removed and repoured by C&K paving. Kurt from BDI engineering onsite to inspect these sidewalks.
- Sidewalk grinding on minor sidewalk concerns.
- Gym A/C was recharged due to leak.
- Lanai wood armchairs refurbishment was completed.
- Lanai Men's room Faucets replaced Women's will be replaced next week.

## Administrative

- Tennis Court materials delivered 4/24/26 meeting to be scheduled with BDI engineer and AAA with tennis group to discuss process.
- Lanai men's from handicap door fixed.
- Women's handicap door parts are ordered.
- April 1<sup>st</sup> deadline for the 5-digit access code conversion reminder.
- Budget Training and workshop conducted
- Game Camera is still active behind Diamonte loop.
- BDI Engineering onsite to assess tennis court and review scope of work.
- 9 faulty lights repair requests submitted to the WREC.

## FRONT / BACK GATE

- An additional SOS (yelp) gate opener was installed on the resident gate. This addition will allow both gates to open when emergency vehicles come to the gates.
- An additional Knox Key also opens the resident gate along with the visitor lane.
- FOB access is installed at the Front and back pedestrian gates.
- 8 serious gate strikes for the month of April.
- Window tinted at the Guard house.
- Pro-shop installed iPad to expedite phone calls from the front gate kiosk.
- Back gate exit barrier arm operator – new drive belt installed.
- Two new back gate exit poles purchased as back-ups

April 17, 2026

Tabitha Blackwelder  
Administrative Assistant  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Tabitha Blackwelder:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- The Groves Community Development District 1,093

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

**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 April 7, 2026, and called to order at 10:04 a.m. 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 ( <i>via teams</i> )

11

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

13	Wendi McAnn	District Manager, Inframark
14	Lauren Gentry	District Counsel, Kilinski/Van Wyk
15	Grace Rinaldi	District Counsel, Kilinski/Van Wyk
16	Clint Robinson	Assistant District Manager, Inframark
17	Residents and Members of the Public	

18

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*  
21 *any 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 The Board received comments from the audience on the need for a dedicated area for yoga and  
31 fitness. It was noted that the new staff is doing a good job. There were questions regarding debt service  
32 financials and many comments on the dissolution of the CDD. It was stated that the community would  
33 like more communication from the Board, more information regarding the gates and more information  
34 on the plan regarding speeding in the community.

35

36 **FOURTH ORDER OF BUSINESS** **Business Items**

37 **A. Discussion of Adding Audience Comments to the End of the Meeting Agenda**

38 On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, motion  
39 to discuss adding audience comments to the end of the meeting agenda carried.  
40 4-0

41  
42 Discussion ensued.

43  
44 On MOTION by Ms. Cross, seconded by Mr. Watkins, with all in favor, motion  
45 to keep audience comments at the beginning of the meeting and add audience  
46 comments to the end of the meeting but to limit them to agenda items only  
47 carried. 4-0

48  
49 **B. Review of RFP Process and Proposals**

50 **i. Review of RFP Procedures**

51 **ii. Inframark RFP Proposal**

52 **iii. OLM RFP Proposal**

53 On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion  
54 table the discussion of the RFP procedures pending additional information  
55 related to OLM, with the HOA serving as administrator and billing back the  
56 CDD, carried. 4-0

57  
58 **C. Update on Ballroom Renovations**

59 Ms. Cross provided an update on the Ballroom project. Mr. Watkins inquired about the room’s  
60 acoustics, and Mr. Allison asked whether a drop ceiling option had been explored.

61  
62 **D. Discussion to increase Credit Card Limit for staff from \$5K to \$10K**

63 On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion  
64 to increase the staff credit card limit from \$5,000.00 to \$10,000.00 carried. 4-  
65 0

66  
67 **E. Discussion and Determination of Golf Cart purchase or lease for staff**

68 Discussion ensued regarding staff golf cart options, including lease terms (48 vs. 60 months) and  
69 gas versus lithium-ion battery options.

70 On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, motion  
71 to approve the Golf & CC Utility Vehicle Lithium-ion Battery Proposal for 60-  
72 month lease in the amount of \$285.04 monthly, carried. 4-0

73 **F. Review of Traffic Study at Front Gate**

74 The Board reviewed the traffic study at the front gate and had no questions.

75

76 **G. Discussion of Early Termination of Accurate Electronics Maintenance Agreement**

77 The Board discussed allowing the Accurate Electronics contract to expire and hiring ECS to  
78 perform all maintenance and warranty work.

79

80 On MOTION by Ms. Cross, seconded by Mr. Watkins, with all in favor, motion  
81 to allow Accurate Electronics contract to expire and hire ECS to perform all  
82 maintenance and warranty work carried. 4-0

83

84 **H. Piper Fire Suppression Quote**

85 On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor, motion  
86 to approve the Piper Fire Suppression Quote in the amount of \$10,579.46  
87 carried. 4-0

88

89 **I. Consideration of Golf & CC Utility Vehicle Proposal**

90 Proposal was discussed and approved earlier in the meeting.

91

92 **J. Discussion on contribution to the 25th Anniversary Celebration – May 1st**

93 No action was taken. Ms. Gentry advised that public funds cannot be provided to a private entity.

94

95 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

96 **A. Accounting Report**

97 Not present. No report.

98

99 **B. District Counsel**

100 Ms. Gentry provided an update on recent law changes in Tallahassee impacting Community  
101 Development Districts (CDDs).

102

103 **C. District Engineer**

104 Not present.

105

106 **D. Aquatics Report**

107 Preston reported on the condition of ponds and rim ditches.

108 **E. Clubhouse Manager Report**

109 No additional comments.

110

111 **F. District Manager**

112 **i. Discussion of Budget Workshop Date**

113 The Board selected April 28, 2026, at 1:00 p.m. as the Budget Workshop date.

114

115 **SIXTH ORDER OF BUSINESS Business Administration**

116 **A. Consideration of the Minutes of the Meeting Held on March 3, 2026**

117 On MOTION by Mr. Watkins, seconded by Ms. Cross, with all in favor,  
118 motion to approve the March 3, 2026, Meeting Minutes, carried. 4-0

119

120 **SEVENTH ORDER OF BUSINESS Supervisors' Requests**

121 Mr. Loar made the following requests:

- 122 • Exploration of water softener options for the pool to address rust stains.
- 123 • A quote from Piper for sprinkler system extensions for the restaurant and card room
- 124 • A HVAC drawings and diagrams.

125 Mr. Loar noted the need for a special meeting to discuss dissolution of the CDD.

126 Mr. Watkins commented that pool rust stains appear to be lightening and recommended continued  
127 use of the current product.

128 Diamante provided an update on kid crossing activity for March 2026 and a tennis screen update.

129

130 **EIGHTH ORDER OF BUSINESS Adjournment**

131 On MOTION by Mr. Loar, seconded by Mr. Allison, with all in favor, motion  
132 to adjourn the meeting at 12:45 p.m. carried. 4-0

133

134

135

136

137

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

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