

The Groves Community Development District

June 2, 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



Page 1

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
Howard Neal, Field Services Director
Melissa Williams, District Admin
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager

Regular Meeting Agenda

Tuesday, June 02, 2026, at 10:00 a.m.

The Regular Meeting of The Groves Community Development District will be held on June 2, 2026, at 10:00 a.m. at the Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL, 34637. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 237 585 817 201 8 **Passcode:** bu3GU7Uo

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. BUSINESS ITEMS

- A. Consideration of Resolution on Public Comment Periods.....Page 4
- B. Discussion of Davey Lifetime Plant Guarantee.....Page 7
- C. Consideration of Davey Mulch/Pinestraw Proposal.....Page 11
- D. Consideration of Davey Sod Proposal.....Page 13
- E. Consideration of Davey Dog Park.....Page 14
- F. Consideration of Davey Festive Groves Proposal.....Page 18
- G. Consideration of Davey Clubhouse Proposal.....Page 22
- H. Consideration of Davey Back gate Proposal.....Page 29
- I. Consideration of Davey Butterfly Garden Proposal.....Page 32
- J. Consideration of Davey Hedge on 4.....Page 41
- K. Consideration of Proposal for Tennis Key Fob Entry 1 Door.....Page 44
- L. Discussion of Tennis Wind Screens
- M. Consideration of Proposal for Turn Bar Amendment for 2 Months Free Rent.....Page 46

N.Consideration of Janitorial Proposals.....Page 68

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. Aquatics Report.....Page 76

D. Clubhouse Manager

E. District Manager.....Page 86

6. BUSINESS ADMINISTRATION

A. Consideration of Meeting Minutes May 5,
2026.....Page 97

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

Next regularly scheduled meeting is Tuesday, July 7, 2026, at 10:00 a.m.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The Groves Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors (the "Board") finds that it is in the best interests of the District to adopt by resolution a policy regulating the provision of public comments during meetings of the Board (the "Public Comment Policy") for immediate use and application.

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

SECTION 1. DESIGNATING PUBLIC COMMENT PERIODS. The purpose of public comment periods is to allow the public the opportunity to be heard on propositions before the Board. The District's Chairperson, their designee, or such other person conducting a District meeting (the "Presiding Officer"), shall ensure that there is at least one (1) period of time (the "Public Comment Period") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

- A. Initial Public Comment Period.** An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. Speakers shall be permitted to address any agenda item during the initial Public Comment Period. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.
- B. Second Public Comment Period.** The Board may, in its discretion, offer a second Public Comment Period at the end of the meeting or at any other time during the meeting, at which time speakers shall be permitted to address any items presented to or discussed by the Board during the subject meeting. In the Presiding Officer's discretion, speakers may be permitted to address any non-agenda matters of personal or general concern regarding the District during the initial Public Comment Period or the second Public Comment Period.

- C. Time Limitations.** Individuals wishing to make a public comment are limited to three (3) minutes per person. Speakers may not assign their three (3) minutes to extend another speaker's time.
- D. Modifications.** The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, *Florida Statutes*. The Presiding Officer may also elect to set and announce additional Public Comment Periods if they deem it appropriate.

SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves on the provided sign-in sheet or by a show of hands or other reasonable means of identification at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to providing any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in their discretion may elect to apply such Sections to District workshops.

SECTION 3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

- A.** Each person addressing the Board shall proceed to the place assigned to speak and should state their name and address in an audible tone of voice for the public record.
- B.** No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while they have the floor, without the permission of the Presiding Officer.
- C.** Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from interrupting other speakers with words or noises, speaking out of turn, speaking during another person's allotted time for public comments, exceeding the time limit for public comments, approaching Board members in a threatening manner, and making obscene or threatening remarks. "Obscene" shall mean remarks, images, or gestures which, when taken as a whole and applying contemporary community standards: (1) appeal to the prurient interest, (2) portray offensive sexual conduct in a patently offensive way, and (3) lack serious literary, artistic, political, or scientific value. "Threatening" shall mean remarks or behaviors which convey a serious intent to harm someone.
- D.** The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting or suspend their public comment privileges for the remainder of the meeting, after first issuing a warning to the speaker. In the event that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

- i. The Presiding Officer may declare a recess;
- ii. The Presiding Officer may contact the local law enforcement authority; or
- iii. In case the person does not leave the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, *Florida Statutes*, or other applicable law.

SECTION 4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, *Florida Statutes*, including those set forth in Section 286.0114(3), *Florida Statutes*, and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings, quasi-judicial proceedings, and other special proceedings that may require a different procedure under Florida law.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of June 2026.

ATTEST:

**THE GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

DAVEY LIFETIME PLANT GUARANTEE

Cultivated with Care. Guaranteed for Peace of Mind.

At Davey, we stand behind the quality of work and plant installations — not just at the time of planting, but for the lifetime of the landscape. That's why we offer the **Davey Lifetime Plant Guarantee**, a commitment that every plant we source and install on your property is protected—as long as we continue to care for it.

When you trust us with your property's care, we back every plant we install for life. Stay on our full-service plan and accept our expert care recommendations, and we'll replace any covered plant that fails, at no cost to you*.



A STANDOUT PROMISE

- **Lifetime Guarantee** on all plants sourced, installed and maintained by our team
- **No-cost replacement** of any covered plant that fails
- **Expert horticultural care** from certified professionals
- **Priority response** for plant health evaluations and replacements
- **A single source of accountability** for installation, care, and plant performance

A SMARTER PARTNERSHIP

- **Smarter, sustainable landscape designs** that help reduce water use, simplify maintenance, and increase long-term plant performance
- **Cost-efficient service strategies** tailored to your property's unique needs and seasonal demands
- **Eco-conscious practices** like mulch recycling, native planting, and efficient irrigation





May 22, 2026

RE: Plant Material Warranty

****One-Year Plant Material Warranty****

The Davey Tree Expert Company provides a one-year warranty on all newly installed plant material, effective from the date of installation. This warranty remains valid if The Davey Tree Expert Company manages the irrigation system and performs the proper ongoing maintenance for the plants.

****Lifetime Plant Warranty Option****

Additionally, Davey Tree offers a lifetime plant warranty. This extended coverage remains active for as long as we maintain an active maintenance contract for your property, and the specific irrigation and fertilization plan submitted by The Davey Tree Expert Company is fully accepted and implemented. See attachments for more information.

****Exclusions****

Please note that both warranties are strictly voided in the event of Acts of God (such as extreme weather, severe freezes, or natural disasters) or any other situations outside of The Davey Tree Expert Company's control.

If you have any questions regarding these terms or would like to review your current maintenance plan, please let me know.

Thank you,

April K Pursley
Branch Manager

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LIFETIME PLANT GUARANTEE TERMS & CONDITIONS

The Davey Tree Expert Company ("we" or "our") offers a limited lifetime guarantee on plants we source and install, subject to the following terms and conditions (the "Guarantee").

- We reserve the right to exclude any property based on preexisting conditions.
- The Guarantee applies to the plants we source and install during your Davey commercial maintenance plan, excluding annual plants and palm trees (the "Covered Plants").
- Only Covered Plants installed on or after the date of this Agreement will be covered by the Guarantee. At our sole discretion, we may agree in writing to include plants that were previously installed by us if they otherwise comply with these terms and conditions.
- Your property must remain under an uninterrupted weekly commercial maintenance plan that includes adequate irrigation/watering services, regular maintenance, including pruning and bed care, and mulch. Any interruption or cancellation of the commercial maintenance plan voids the Guarantee.
- Covered Plants will be included if we are your provider for snow and ice services. However, we cannot guarantee that Covered Plants will not be damaged by snow and ice removal services if you use a provider other than Davey. Thus, we reserve the right to exclude any Covered Plants if we determine, at our sole discretion, that the Covered Plants were damaged by another provider of snow and ice services.
- You must accept all reasonable care and treatment recommendations from our landscape professionals, including, but not limited to, recommendations for fertilization, pruning, irrigation, and pest/disease control.
- This Guarantee covers the replacement of Covered Plants that have failed at no material cost to you, provided failure is not due to accident or damage caused by you or any third-party, extreme weather, acts of God, or your own neglect or refusal of recommended services.
- You must notify us within 30 days after you become aware that a Covered Plant appears to be in decline. Our team will inspect, diagnose, and replace as needed.
- Labor costs for replacement are fully covered under your commercial maintenance plan, except in rare cases where the replacement requires labor beyond standard planting procedures (e.g., large-scale removals, removal of existing infrastructure, or special access requirements). In those cases, any additional labor costs will be discussed and approved in advance.
- The Guarantee covers replacements up to 4 inch caliper for deciduous trees, up to 12 feet for evergreens, and as close as possible to the original planting size for all other Covered Plants. We reserve the right to choose the planting time and season for replacements.
- Our sole liability and your sole remedy under the Guarantee is, at our election, either the restoration or replacement of the Covered Plants as described above.
- This Guarantee is nontransferable.

Accepted by:
Company Name Here

Accepted by:
The Davey Tree Expert Company

Authorized Signature

Date

Authorized Signature

Date

DAVEY



Proven Solutions for a Growing World

*The Groves Golf & Country Club -
CDD*

Landscape Renovation

Pine Bark Mulch vs. Pine Straw

Davey Tree proposes installing pine bark mulch, or pine straw, (83,848 sq ft or 518 cu yds) at a depth of 2 inches throughout the community in existing beds and tree rings. This proposal does NOT include the golf course bathrooms, any tree(s) or clusters on CDD property within a resident's yard, or electrical boxes.

Pine Bark

<u>Area</u>	<u>Square Feet</u>	<u>Material Cost</u>	<u>Labor Hours</u>		<u>Total</u>
Back Gate	428	\$ 959.85	2.5	\$	1,109.85
Boulevard	27,421	\$ 7,667.00	128	\$	20,579.25
Digital Sign	789	\$ 220.99	4	\$	593.17
Berna	4,191	\$ 1,172.60	19.5	\$	3,147.41
Closed Conservation					
Trail Entrance	858	\$ 248.05	4	\$	665.80
Butterfly Park	8,022	\$ 2,255.00	37.5	\$	6,052.72
Crepe Cluster (across from 7154 Melogold)	1,386	\$ 383.35	6.5	\$	1,028.96
Water park across from Pixie	2,564	\$ 721.60	12	\$	1,936.87
Dog Park	4,141	\$ 1,172.60	19.5	\$	3,147.41
Tennis Court	720	\$ 202.95	3.5	\$	544.74
Clubhouse	24,396	\$ 6,787.55	113	\$	18,218.69
Clubhouse Trees	921	\$ 248.05	4	\$	665.80
Common Area Trees	8,011	\$ 2,232.45	37	\$	5,992.19
Total	83,848	\$ 24,272.04		\$	63,682.86

***Tax and delivery will be applied once choices are made, as it is based on quantity.

Pine Straw

Pine straw is sold by a full semi trailer load (1,540 bales) only. We cannot order a partial load. The CDD will require 5,590 bales at 2" deep; however, it will be required to order 4 trucks which is a total of 6,160 bales. There will be a surplus of 570 bales extra. The total for four semi's will be **\$46,200**.

One semi (1,540 bales) will cover approximately 20,000 square feet. If you drop coverage to 1", one load will cover about 40,000 square feet.



PROPERTY ENHANCEMENT PROPOSAL

Enhancement:	Sod Replacement - Boulevard	
Job Type:	Sod / Seed only	
Job Site:	Groves CDD	
Customer:	Inframark	
Contact:	Wendi/Clinton	Email: na
Proposed By:	April Pursley	Email: na

PEP Reference

Number:	31375
Proposed Date:	5/20/2026

Description

Davey Tree proposes to replace sod along boulevard right of ways.

Below are options for St. Augustine sod or Bahia sod.

Delivery will be based upon choices, as it is priced per quantity.

Itemized List of Services and Materials

Description	Qty	Unit of Measure	Price Per Unit	Extended Price
Entrance side - Golf path to community stop sign				
St Augustine 500 sq ft/pallet	5	pallets	\$475.20	\$2,376.00
Labor	10	hours	\$85.00	\$850.00
Bahia 400 sq ft/pallet	6	pallets	\$305.49	\$1,832.94
Labor	11	hours	\$85.00	\$935.00
Exit side - Golf cart sign to stop sign				
St. Augustine 500 sq ft/pallet	11	pallets	\$475.20	\$5,227.20
Labor	22	hours	\$85.00	\$1,870.00
Bahia 400 sq ft/pallet	12	pallets	\$305.49	\$3,665.88
Labor	24	hours	\$85.00	\$2,040.00
White fence-guard shack to 1st Crepe Myrtle (both sides)				
St. Augustine 500 sq ft/pallet	6	pallets	\$475.20	\$2,851.20
Labor	12	hours	\$85.00	\$1,020.00
Bahia 400 sq ft/pallet	7	pallets	\$305.49	\$2,138.43
Labor	14	hours	\$85.00	\$1,190.00
Total:				\$25,996.65

Accepted By:

Date:

PROPERTY ENHANCEMENT PROPOSAL

Enhancement: Dog Park

Job Type: Landscape Renovation

Job Site: Groves CDD - Dog Park

Customer: Inframark

Contact: Wendi/Clinton Email: na

Proposed By: April Pursley Email: na

PEP Reference

Number: 31136

Proposed Date: 5/5/2026

Supporting Photos and Drawings

Photo / Drawing 1 and notes



Add 3 Viburnum's

Photo / Drawing 2 and notes



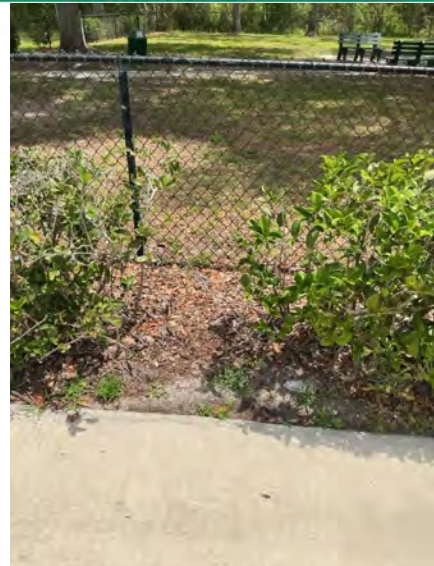
Remove and replace 5

Photo / Drawing 3 and notes



Remove and replace 1. Add 1

Photo / Drawing 4 and notes



Add 1

Enhancement: Dog Park

Job Type: Landscape Renovation

Job Site: Groves CDD - Dog Park

Customer: Inframark

Contact: Wendi/Clinton

Email: na

Proposed By: April Pursley

Email: na

PEP Reference

Number: 31136

Proposed Date: 5/5/2026

Supporting Photos and Drawings

Photo / Drawing 5 and notes



Remove 2 dead and replace

Photo / Drawing 6 and notes



Add 6 to fill in gaps

Photo / Drawing 7 and notes



Add 2 to fill in gaps

Photo / Drawing 8 and notes



Inside small dog park - add 4 to fill in gaps

PROPERTY ENHANCEMENT PROPOSAL

Enhancement: Dog Park

Job Type: Landscape Renovation

Job Site: Groves CDD - Dog Park

Customer: Inframark

Contact: Wendi/Clinton Email: na

Proposed By: April Pursley Email: na

PEP Reference

Number: 31136

Proposed Date: 5/5/2026

Supporting Photos and Drawings

Photo / Drawing 9 and notes



Remove 1 dead and replace 3 to fill in gaps

Photo / Drawing 10 and notes



Photo / Drawing 11 and notes

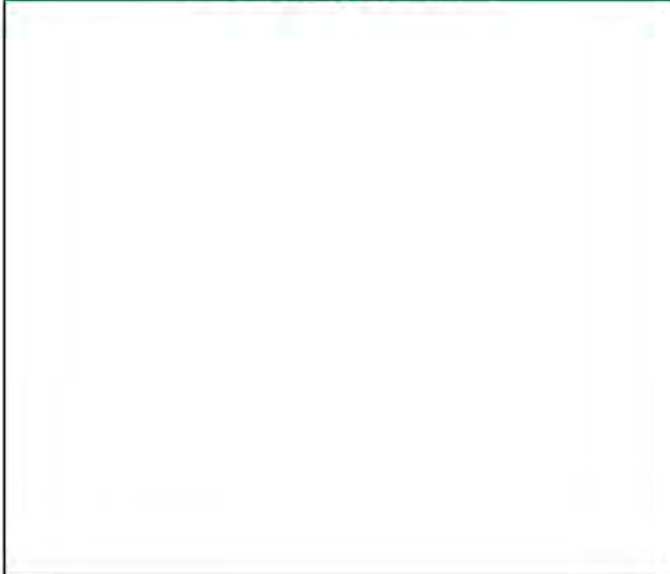
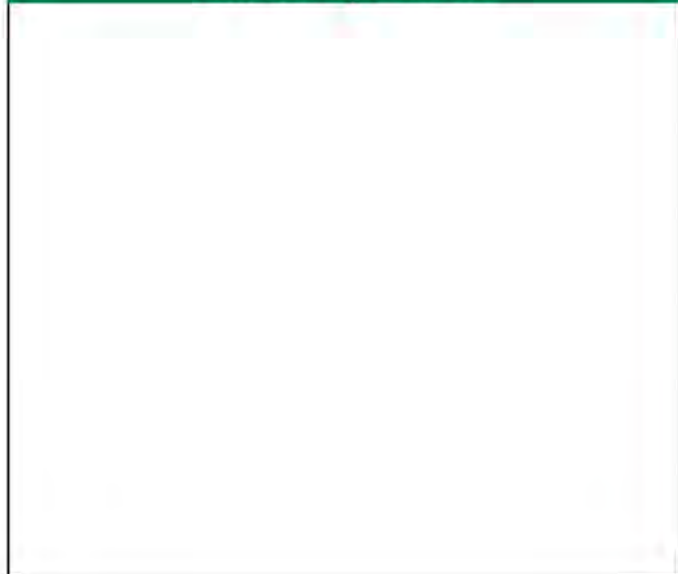


Photo / Drawing 12 and notes





**The Groves Golf & Country Club – CDD
Landscape Renovation
Boulevard**



Add Three tri-stem Robellinis (15 gallon)
Labor: 2 hours
Total: \$ 573.00



Remove dead firecracker bushes
Add 10 Mammy Crotons (3 gallon)
Add 6 Duranta Gold Mound (3 gallon)
Add 25 Blue Daze (1 gallon)
Labor: 5 hours
Total: \$ 947.50





Remove all stray grasses, holly, and other plant material except for trees and palms along boulevard
Add 164 various color Nora Grant Ixora Bushes (3 gallon) in mulch beds
Labor: 20 hours
Total \$ 3,625.00

Grand Total: \$ 11,855.50



**The Groves Golf & Country Club – CDD
Landscape Renovation
Clubhouse**



Remove Juniper
Add 8 Nora Grant Ixoras (3 gallon)
Labor: 4 hours
Total \$ 435.00



Remove Juniper
Add 14 Ixoras (3 gallon)
Labor: 3 hours
Total \$ 399.75



Remove all plant material except palms
Add 24 Nora Grant Ixoras (3 gallon)
Labor: 4 hours
Total : \$ 628.50



Add 6 Nora Grant Ixoras (3 gallon)
Labor: 1 hour
Total: \$ 125.00



Add 1 Podocarpus (3 gallon)
Add 18 Lantana (3 gallon) to create border
Labor: 2 hours
Total: \$ 447.25



Add 26 Lantana (3 gallon)
Labor: 2.5 hours
Total: \$ 618.00



Remove Grasses & Palm in front of window
Add 10 Ixoras (3 gallon)
Add 12 Dwarf Tricolor Oyster Plants (1 gallon)
Add 28 Blue Daze (3 gallon)

***blue daze will be on inside of fence posts on both sides – not in front to prevent golf cart damage**

Labor 10 hours
Total \$ 1,408.00



Remove Boxwood shrubs & mulch
Add St. Augustine Sod (340 sq ft) to concrete
Labor: 6 hours
Total: \$1,310.00



Remove dead shrubs

Add 77 Viburnum (3 gallon) to complete hedge row along parking lot

Labor: 9 hours

Total: \$ 1,675.00

Remove ALL shrubs located along front of parking lot w/ flush cut

Labor: 1 day

Total: \$2,040.00

Remove ALL shrubs and replace them with 77 Podocarpus (3 gallon)

Labor: 2 days

Total: \$ 3,537.00





Remove Lillies in middle
Add 1 Crinum in place of Lillies
Labor: 30 minutes
Total: \$ 90.00



Add 5 Viburnum (7 gallon)
Add 28 Ixoras (3 gallon)
Labor: 4 hours
Total: \$ 792.00



*The Groves Golf & Country Club - CDD
Landscape Renovation
Back Gate*



Remove existing plant material – leave palm
Add 25 Dwarf Ixoras (3 gallon)
Surround with 30 Liriope grasses (3 gallon)
Labor 5.5 Hours
Total \$ 1,069.00



Remove exiting plant material – leave trees
Add 15 Dwarf Ixoras (3 gallon)
Surround with 20 Liriope grasses (3 gallon)
Labor 3.5 hours
Total \$ 680.30



Remove existing plant material
Add 12 Dwarf Ixoras (3 gallon)
Add 16 Liriope grasses (3 gallon)
Labor 3 hours
Total \$ 545.00



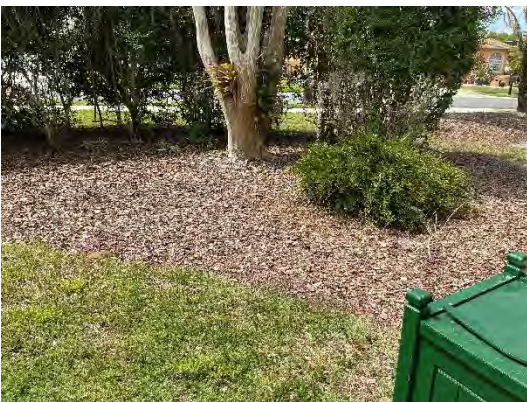
Add 50 Dwarf Ixoras (3 gallon)
Add 35 Liriope (3 gallon)
Labor 8.5 hours
Total \$ 1650.00



The Groves Golf & Country Club - CDD
Landscape Renovation
Butterfly Park



Remove dead plant material
Add 7 Milkweed (1 gallon)
Add 10 Lantana (3 gallon)
Labor: 2 hours
Total \$ 365.00



Remove bush
Add 10 Milkweed (1 gallon)
Labor: 1 hour
Total \$ 183.25



Add Gardenia Bush (3 gallon) on right for uniformity

Labor: 30 minutes

Total \$ 31.50



Remove 3 dead bushes

Add 15 butterfly bushes (3 gallon)

Labor: 2 hours

Total: \$ 550.00



Remove all plant material
Add 15 Butterfly Bushes (3 gallon)
Labor: 4 hours
Total: \$675.00



Remove all plant material
Add 9 Milkweed (1 gallon)
Place all colored rock within center
Labor: 2 hours
Total \$ 184.75



Add 90 Sunshine Mimosa (1 gallon)

Labor: 10 hours

Total \$ 1,385.00



Add 5 Trelis

Add 6 Honeysuckle Bush (3 gallon)

Labor: 2.5 hours

Total \$ 375.25



Remove Dead Bush
Add 5 Butterfly Bushes (3 gallon)
Labor: 1.25 hours
Total \$ 175.00



Add Gardenia Bush (3 gallon)
Labor: 30 minutes
Total \$ 31.50



Remove bush
Add 3 Hibiscus (3 gallon)
Labor: 1 hour
Total: \$ 77.50



Remove small bush and palm
Add 8 Hibiscus (3 gallon)
Labor: 4 hours
Total: \$ 350.00



Remove Small bush by trellis

Add 4 Hibiscus (3 gallon)

Labor: 1 hour

Total: \$ 105.25



Add 9 Hibiscus (3 gallon) around tree

Labor: 2.5 hours

Total \$ 220.00



Remove palm

Add 6 Gardenia Grafted(3 gallon) – tall in back

Add 6 Dwarf Gardenia (3 gallon) – front & sides

Labor: 2 hours

Total: \$ 345.00

Grand Total: \$ 5,054.00

PROPERTY ENHANCEMENT PROPOSAL

Enhancement: Hedge on 41

Job Type: Other

Job Site: Hedge on 41

Customer: Inframark

Contact: Wendi/Clinton

Email: na

Proposed By: April Pursley

Email: na

PEP Reference

Number: 31135

Proposed Date: 5/5/2026

Supporting Photos and Drawings

Photo / Drawing 1 and notes



Remove dead but will leave holes

Photo / Drawing 2 and notes



Paint thrown on hedge

Photo / Drawing 3 and notes



Add 1 viburnum

Photo / Drawing 4 and notes



Remove and replace

PROPERTY ENHANCEMENT PROPOSAL

Enhancement: Hedge on 41
 Job Type: Other
 Job Site: Hedge on 41
 Customer: Inframark
 Contact: Wendi/Clinton Email: na
 Proposed By: April Pursley Email: na

PEP Reference

Number: 31135
 Proposed Date: 5/5/2026

Supporting Photos and Drawings

Photo / Drawing 5 and notes



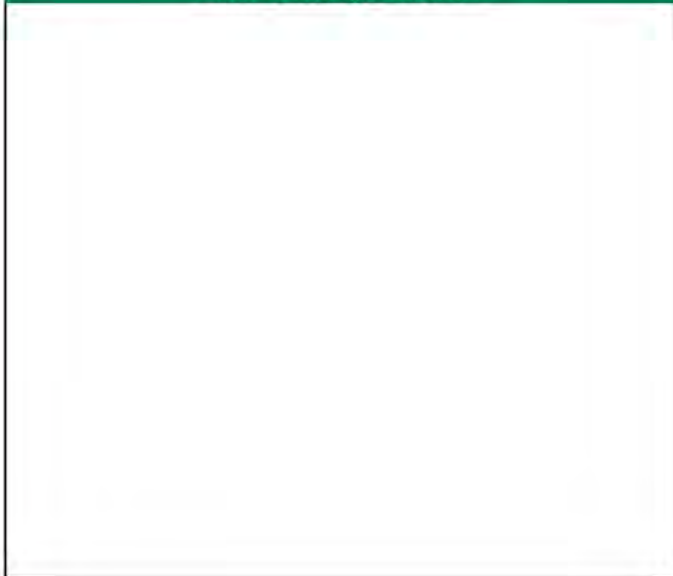
Add 37 viburnum's

Photo / Drawing 6 and notes



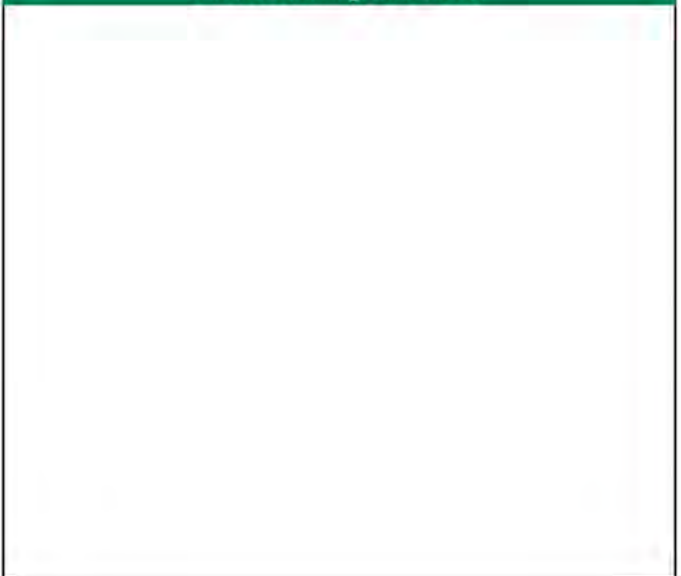
Remove 6 dead and replace

Photo / Drawing 7 and notes



Find shortest hedge by fence and reduce entire hedge row to that height - shape up - maintain with plant growth regulator

Photo / Drawing 8 and notes





Phone: (863) 797-7525 (863) 968-6713



DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +



MONITORING + IT + LOCKS + GATES

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The Groves- Tennis Court Access

Date:	1/19/2026	PROPOSAL		Proposal No:	TH26119-6
Submitted to:	The Groves CDD C/O Inframark		Job Location:	The Groves- Tennis Court Access	
Attention:	Clinton Robinson	Title:	CMS	Attention:	Clinton Robinson
Email:	clinton.robinson@inframark.com		Email:	clinton.robinson@inframark.com	
Phone:	815-428-4214	Fax:		Phone:	813-995-2832
Address:	7924 Melogold Circle		Address:	Hole # 11	
City / ST	Land O Lakes / FL	Zip:	34637	City / ST	Land O Lakes / FL
				Zip:	34637

SCOPE OF WORK:

INSTALL ACCESS CONTROL SYSTEM FOR TENNIS COURTS . INSTALL 2 READERS FOR ENTRANCE . INSTALL EMERGE MICRONODE FOR ACCESS COMMUNICATION WITH MAIN HUB AT CLUBHOUSE . INSTALL MINI MAG LOCK FOR GATE (CUSTOMER TO FLIP GATE TO OPEN ON OPPOSITE SIDE THAT IT CURRENTLY IS OPEN) . INSTALL WIRELESS COMMUNICATION FROM COURT BACK TO CLUBHOUSE . RUN ALL CABLING / WIRING NEEDED . CUSTOMER WILL NEED HIGH VOLTAGE RUN FROM EXISTING BREAKER BOX TO INSTALLED ENCLOSURE . ALL PROGRAMMING OF EXISTING CREDENTIALS .

INCLUDED MATERIALS:

A SEPARATE EQUIPMENT LIST WILL BE PROVIDED UPON REQUEST .

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$8,400.00
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This proposal is valid through 2/18/2026

ECSI Sales Rep: _____ ECSI Officer: _____
 (Sales Representative) (Authorizing Officer Signature) Date

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 Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ Signature: _____ Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. 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.

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, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI 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 ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI 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. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI 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 ECSI 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 ECSI 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 ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. 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.

8. A. Limitation of Damages (cont.)

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 ECSI 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 ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, 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 ECSI to assume greater liability, Subscriber may obtain from ECSI 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 ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI 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 ECSI'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. ECSI 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 ECSI 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

ECSI 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 eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI'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 ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees in the extent Subscriber agrees to indemnify, defend and hold ECSI 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 ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI 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. ECSI 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 ECSI 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 ECSI.

11. 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.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

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 ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI 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.

Food and Beverage Concession Agreement

This Food and Beverage Concession Agreement is dated as of December 15, 2023 (this “**Agreement**”) and is between **The Groves Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (the “**District**”) and **A Little Gourmet Everyday, LLC** a Florida limited liability company (“**Operator**”).

Background Information

The District owns and operates a civic center that is generally open to the public from 7 a.m. to 10 p.m. on Saturday and Sunday, and 8 a.m. to 10 p.m. on Monday through Friday. The District holds a 4COPSCX civic center liquor license, as authorized by Section 561.20(2)(h), Florida Statutes, and may enter into a contract with Operator to provide food and beverage service at the Civic Center. Operator has inspected the Civic Center and acknowledges that the equipment and facilities located in the Civic Center including, but not limited to, the existing heating and air conditioning units, are adequate for the intended use of the Concession Area by Operator. The District desires to grant Operator a license to serve food and beverages at the Civic Center and Operator desires to provide such services in accordance with the terms of this Agreement.

Operative Provisions

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Definitions.**
 - a. **Civic Center:** The approximately 15,000 square foot building complex, outdoor patio, and pool area located at 7924 Melogold Circle, Land O'Lakes, Florida 34637 as depicted in the map attached hereto as **Exhibit A**.
 - b. **CDD Property:** The District owned furniture, fixtures, and equipment listed in **Exhibit B**.
 - c. **Concession Area:** The CDD Property along with the following portions of the Civic Center: the dining area (also known as the club room), bar area, kitchen, and cooler.
 - d. **Nonexclusive Areas:** Storage rooms, parking area adjacent to the Civic Center, pool, restrooms, lanai, cabana, meeting hall (including stage), catering kitchen, craft room, lanai, card room, and cardroom patio.
3. **Grant of License to Use District Property.** For the purpose of providing food and beverage services, and in consideration of the agreements contained herein, the District hereby grants the non-transferable licenses to Operator as stated below:
 - a. An exclusive license to use the Concession Area for Operator’s operations.
 - b. A non-exclusive license to use the Nonexclusive Areas for Operator’s operations.
 - i. Nothing herein shall create any first right of refusal or first right to bid for events held outside of the Concession Area. The District and its patrons are not obligated to use the Operator for events scheduled through the District, they may use any catering company, bring their own food, have food delivered, etc...
 1. However, the District will inform anyone inquiring about hosting events in the Civic Center about Operator’s onsite catering and event planning services.
 - ii. Operator may desire to use or rent space for community functions or private events, based upon availability, in accordance with the District’s rental policies and shall coordinate such functions or events with the District’s Clubhouse Manager and complete any required agreements or forms.
 - c. **Operator has only a limited license interest in the Concession Area and has no ownership interest whatsoever. Nothing in this Agreement shall be construed to grant Operator a**

lease, sublease, easement, or any other conveyance of any interest in or to the areas or to anything contained therein or thereon.

4. Liquor License.

- a. The parties agree that liquor service is regulated in accordance with the liquor license.
- b. During the term of this Agreement, the District shall transfer the District's liquor license free and clear of any liens or debts to Operator in accordance with the provisions of Section 561.20(2)(h), Florida Statutes.
- c. Operator shall at all times qualify for and maintain in good standing its status as an active licensee on the liquor license, in compliance with all federal, state and local requirements.
- d. Operator shall abide by the terms of the liquor license at all times.
- e. Operator shall obtain and maintain the status of a responsible alcohol vendor, pursuant to Section 561.705, Florida Statutes, require responsible alcohol vendor training for all employees serving alcohol, and provide proof of all such training and responsible alcohol vendor status to the District within 15 days after opening for business. Operator shall provide written proof of all such training to the District each year.
- f. Operator shall pay the District 50% of the statutory fees for transferring and renewing for the liquor license.

5. Concession Fee and Utilities Charges.

- a. Beginning on August 1, 2024 the Operator shall pay to the District a monthly rate of \$300.00 per month (the "**Concession Fee**"), plus applicable sales tax.
- b. Beginning on February 1, 2024 or the first day of the month after Operator takes possession and is open for business, the Operator shall pay to the District the cost of the electricity and potable water for the Concession Area (the "**Utilities Charges**") at the rate of \$300.00 per month.
- c. The Operator will pay the moneys owed for the upcoming month by the first business day of each Month. The District shall submit an invoice or other documentation needed by Operator.

6. Security Deposit.

- a. By January 8, 2024, the Operator shall pay the District a security deposit in the amount of \$3,000.00 (the "**Security Deposit**").
- b. The District shall place the Security Deposit in escrow in an interest bearing account and subject to the terms of this Agreement will return the Security Deposit to Operator with interest.
- c. In the event of any application of the Security Deposit, Operator shall, upon demand, restore the Security Deposit to its original amount within 3 business days.
- d. The Security Deposit shall not be considered a measure of District's damages for any default by Operator under this Agreement, nor shall the Security Deposit be considered a measure of Operator's damages for any default by District under this Agreement.
- e. If Operator complies with all of the terms and conditions of this Agreement and promptly pays all Concession Fees and other amounts due under this Agreement as and when they become due, the Security Deposit shall be returned in full to Operator upon termination of this Agreement.

7. Term and Renewal.

- a. The initial term of this Agreement commences no sooner than January 15, 2024 (this time frame may be delayed upon mutual agreement to allow time for the completion of some of the District's responsibilities outlined below) and ends on December 31, 2025.
- b. Upon conclusion of the initial term, this Agreement shall automatically renew each calendar year (January 1- December 31) until terminated pursuant to the provisions below.
- c. The District shall have the option to request negotiation of the Concession Fees and Utilities

Charges for the upcoming calendar year if it provides notice to the Operator by October 1 of each year. Failure to provide such notice will result in the Agreement being automatically renewed at the same Concession Fees and Utilities Charges.

- 8. District Responsibilities.** The District, at its sole cost and expense, is responsible for
- a. performing the work requested by Operator described in **Exhibit C**. The District will take input and feedback from the Operator for the details related to the work and will communicate with the Operator regarding the schedule, status, and other relevant information related to the work.
 - b. The maintenance, repair, or replacement of the following areas of the Civic Center that relate to the Concession Area:
 - i. Roof
 - ii. Air Conditioning/Heating system
 - iii. Plumbing and Sewage System (excluding the grease traps).
 - c. Replacing the flooring in the dining area of the Concession Area as needed.
 - d. Cleaning and maintenance of the flooring of all common areas in the Civic Center (excluding the Concession Area and any spills or damage caused by Operator)
 - e. Regular pest control in the common areas and perimeter of the Civic Center.
 - f. When there is no fault or negligence by the Operator, repairs or replacement of all District owned furniture, fixtures, equipment in the Concession Area, including, but not limited to, the grease traps, the walk-in cooler, exhaust hoods, related fire suppression equipment required by Pasco County, and CDD Property.
 - g. The maintenance of the walk-in cooler.
- 9. Acceptance of Condition of Concession Area.** Upon Operator taking possession of the Concession Area for Operator's operations under this Agreement, Operator and a District representative will schedule a meeting on site to test all of the equipment together and assess the condition of the equipment. Should there be any issues with the equipment, the parties will come to a mutual agreement on how to rectify the issues.
- 10. Operator's Responsibilities.**
- a. **General.** Operator agrees to keep the Concession Area clean and orderly and perform their operations using industry best practices and with a customer service-oriented mindset. Operator shall use all due care to protect the property of the District, its residents and landowners from damage. Operator shall operate and maintain the Concession Area in good repair and in a safe condition. Operator's hours of operation will be agreed upon in writing by the parties after Operator sends out a survey to the community and presents a plan to best fit the needs of the community. Once the hours of operation are established, except for temporary emergencies or situations outside of Operator's control, Operator may not change them without written agreement by the Clubhouse Manager.
 - b. **Use of Concession Area.**
 - i. Operator shall not use or authorize the Concession Area to be used for any unlawful purpose or any use that would constitute a nuisance, or interfere with, annoy, or disturb any other party.
 - ii. Operator shall not sponsor, book, operate or allow to be operated any "R" or "X" rated events.
 - iii. Operator shall not handle, use, store or dispose of hazardous materials in, upon, under or about the Concession Area, provided that, hazardous materials in amounts permitted by law and stored in accordance with applicable law shall be permitted (i.e. cleaning materials).
 - iv. Operator may not install vending machines at the Concession Area without prior written approval from the District.

1. If Operator installs any vending machines, the parties agree that Operator shall be solely responsible for gross receipts tax remittances to the Florida Department of Revenue and display all required notices on any food or beverage vending machines in accordance with state law.
- c. **Cleaning.** Operator shall clean the Concession Area (including the flooring) and any other area utilized by Operator on a daily basis, including, but not limited to, the grease traps, the kitchen area, all fixtures, displays, signs, or improvements placed in the Concession Area by or for Operator, emptying all trash receptacles in the Concession Area and any other area utilized by Operator as needed and at the end of each business day.
 - i. Note: Operator is not responsible for removing trash produced from private events or after-hours parties.
 - ii. Operator will remove all dishes, spills, and other damage to the lanai which are related to Operator's operations in the lanai including damage to the flooring.
- d. **Maintenance.** Operator is responsible for the maintenance of the grease traps, exhaust hoods, related fire suppression equipment required by Pasco County, and CDD Property. Operator must report all such activity to the District on a monthly basis.
 - i. Operator is also responsible for replacing the light bulbs in the Concession Area.
- e. **Repair or Replacement.** If caused by Operator's fault or negligence, Operator is responsible for the cost of the repair or replacement of the grease traps, the walk-in cooler, exhaust hoods, related fire suppression equipment required by Pasco County, and CDD Property.
- f. **Copyrighted Materials.** Prior to displaying, broadcasting, or performing events that include copyrighted materials, Operator shall confirm that such copyrighted materials are included in the licenses held by the District or shall procure such licenses at its own expense.
- g. **Fire insurance standards.** The Operator will not permit the use or storage of any materials that are prohibited by the standard policies of Florida fire insurance companies in any space used by the Operator.
- h. **Other Items.** Operator is responsible for
 - i. Regular monthly pest control inside the Concession Area.
 - ii. Proper disposal of all refuse from its operations along with the adequate cleaning of the loading area located outside of the Concession Area.
 - iii. Power washing the service yard/loading area from time to time as determined by the District.
 - iv. Gas utilities, and installing its own telephone and communication lines (including cable and internet service) to serve the Concession Area, and its own point of sale system.
 - v. Compliance with Florida's food service employee training and food service manager certification requirements.
 - vi. Supervising its employees, agents, and customers.
- i. **Inspection.** The Operator shall conduct regular inspections, at least once a month, of the Concession Area and shall report or correct any irregularities.
- j. **Investigation and Report of Accidents/Claims.** The Operator shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims relating to the Concession Area.
 - i. Such report shall at a minimum include a description of any damage or destruction of the Concession Area and the estimated cost of repair.
 - ii. The Operator shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim.
- k. **Reporting.**
 - i. Operator will provide a simple monthly report to the District of its operations, and will include as applicable the following information:
 1. Monthly Sales Percentages, including ratio of food/alcohol (no financial numbers need to be included)

2. Attendance trends
 3. Health Inspection Updates
 4. CDD Equipment Updates
 5. Upcoming Specials
- ii. Operator will provide the District written notice of all repairs which it believes District is required to make to the Concession Area in accordance with this Agreement from time to time.
 1. If the Parties are unable to agree as to the necessity of any such repairs, they shall jointly select an independent contractor who shall render its opinion regarding such repair, which opinion shall be binding on both parties.
 2. The District reserves the right to hire and supervise any and all contractors who are making any repairs which are to be paid for by District.
 - iii. The Operator will provide the District a copy of any Health Department Complaints, Inspections, Reports, and any other documentation from any applicable governmental, licensing, or oversight agency within 24 hours of receipt from such entity. If an entity requires the Operator to take remedial action, then within 72 hours after receipt of such documentation the Operator will provide the District a plan to address, correct, or dispute such documentation.
- l. **Damage.** In the event that the Operator, or any of Operator's customers, cause damage to the Concession Area or other District property, the Operator shall promptly reimburse the District for the cost of restoration to, as nearly as practical, the original condition.
 - m. **Taxes Related to Operations.** Operator shall pay all applicable sales tax and employment taxes incurred in the operation of the Concession Area by Operator and assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Operator.

11. Alterations.

- a. Except as provided for in Section 8.a. above, the District is not obligated to make any alterations, repairs, or upgrades to the Concession Area unless alterations are required as a result of the negligence or deliberate acts of the District or its agents.
- b. Operator shall not make any alterations, additions, or improvements to the Concession Area, without prior written consent of the District, which shall not be unreasonably withheld.
 - i. In its request for alterations, Operator must submit a copy of the proposed contractor's proposal, licenses, and insurance to the District.
 - ii. Prior to commencing any work, authorized contractors must submit a copy of their proof of insurance to the District with the District listed as an additional insured at no cost to the District.
 - iii. Copies of all invoices regarding any alterations, additions, or improvements must be sent to the District.
 - iv. Any such alterations shall be made at such times and in such manner as not to unreasonably interfere with the occupation, use, and enjoyment of the remainder of the Civic Center.
 - v. At the District's sole option and discretion, such improvements once made by the Operator may be deemed to be District property, and as such, Operator shall provide all documentation to the District of such improvements and, if required, an acknowledgement of ownership of such improvements.

12. Right of Entry. The District, its agents, and representatives shall have the right to enter into and upon any part of the Concession Area at any reasonable time during normal business hours.

- a. Operator shall not be entitled to any abatement or reduction of Concession Fee by reason thereof provided the interruption does not cause a disruption in the Concession Area business

operations for more than 2 hours.

- b. The right of the District to enter, repair or do anything else to protect its interest, or the exercise or failure to exercise the right, shall in no way diminish Operator's obligations or enlarge the District's obligations under this Agreement, or affect any right of the District, or create any duty or liability by the District to Operator.

13. Access Control.

- a. Operator shall lock and secure the Concession Area at night and at all other times they are not open for business.
- b. Operator is responsible for implementing security measures to protect any funds or assets stored at the Concession Area.
- c. The District agrees to furnish Operator a set of keys for each door entering the Concession Area. Additional keys will be furnished at a reasonable charge by the District on an order signed by Operator's authorized representative. All such keys shall remain the property of the District.
- d. No additional locks or changes to existing locks shall be allowed on any door of the Concession Area without the District's written permission, and Operator shall not make, or permit to be made, any duplicate keys, except those furnished by the District.
- e. In the event Operator loses or misplaces key(s), Operator shall be solely liable for all costs incurred by the District in changing lock(s) requiring such keys.

14. Compliance With Laws.

- a. Operator hereby covenants and agrees, at Operator's sole cost and expense, to comply with all rules, regulations, laws, or ordinances of any governmental agencies having jurisdiction over the Concession Area with respect to Operator's operations.
- b. If the Operator fails to notify the District in writing within 5 days of the receipt of any notice, order, or a report of a violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to Operator's operations or the actions or lack of action of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other applicable requirements, or fails to comply with any requirement of such agency within 5 days after receipt of any such correspondence, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- c. The Operator will meet all applicable federal, state, and local regulations governing concession food and beverage service, the Florida Department of Health, Food Safety and Sanitation regulations, the Department of Business and Professional Regulation (DBPR) mandates, including inspection and regulation of food service establishments in Florida under Chapter 509, Florida Statutes, and Florida Administrative Code, Rule 61C-4.
 - i. For additional information, visit websites:
 - 1. Florida Department of Health: <http://www.floridahealth.gov/>
 - 2. Department of Business and Professional Regulation: <http://www.myfloridalicense.com/dbpr/>.
 - ii. The Operator will meet inspection standards set by the Florida DBPR Routine Food Inspections, and the Fire Marshal.
 - 1. See: <http://www.myfloridalicense.com/dbpr/index.html>.
- d. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Operator.

- 15. Signs.** Operator shall not place or authorize any other party to place any sign or other advertising matter or material upon the Concession Area without the written consent of the District. Operator may use the digital sign located at the entrance to the community to publicize information about specials and events at the Concession Area.

16. Loss, Damage, Condemnation, Destruction.

- a. The District shall not be liable for any interruption or failure of utility services furnished through the District to the Concession Area, unless caused by the negligence or intentional acts of the District or its representatives.
- b. All personal property belonging to Operator or to Operator's agents, employees, licensees, located on, in or about the Concession Area shall be there at the sole risk of Operator or such other person.
- c. Each party is responsible for repaying the other party for any damages or costs (including attorneys' fees and costs) that are incurred as a result of the negligence or intentional acts of the offending party.
- d. The District shall not be liable for any loss Operator may incur by reason of break-ins, burglaries, theft, or acts of vandalism.
- e. The District shall not be liable to carry fire, casualty, or extended damage insurance and will not be liable or responsible for any loss or damage to any property or person occasioned by theft, fire, water, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition, or order of governmental body or authority, or inconvenience which may arise through repair or alteration of any part of the building, its equipment or mechanical systems or failure to make any such repairs or from any cause whatsoever unless caused solely by the District's negligence.
- f. In the event of any condemnation, District shall be entitled to all compensation to be paid by the condemning authority, except that Operator may pursue any claim Operator may have against the condemning authority for business interruption, loss of profits, or moving expenses.
- g. If the Concession Area is totally destroyed or substantially damaged by fire or other casualty, both the District and Operator shall have the option of terminating this Agreement giving written notice at any time within 30 days from the date of such destruction.
 - i. If this Agreement be so terminated, all Concession Fee payments shall cease as of the date of such destruction and any prepaid Concession Fee shall be refunded.

17. Liens and Claims. The Operator shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Operator shall keep the property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Operator's performance under this Agreement, and the Operator shall discharge any such claim or lien within 30 days.

18. Default and Remedies.

- a. It shall be an "Event of Default"
 - i. If either party violates or fails to perform any obligations and such violation or failure shall continue for 15 days after written notice
 - 1. If such default is of a nature that it cannot reasonably be cured within 15 days, it shall not be an Event of Default if the party commences to cure within such 15 day period and diligently prosecutes such cure to completion within the time reasonably required for such cure, not to exceed 60 days;
 - ii. If Operator declares bankruptcy or seeks reorganization, liquidation, dissolution or similar relief;
- b. For an Event of Default relating to Operator's cleaning, repair, maintenance, or replacement obligations the District reserves the right to correct any deficiencies and issue an invoice to the Operator for the cost.
 - i. If the Operator fails to pay the invoice within 30 days of receiving it, the District may terminate this Agreement with 5 days' notice.
- c. The District may apply all or part of the Security Deposit toward payment of the Concession

Fee, Utilities Charges, or any loss or damage sustained by District.

- d. The remedies in this Section shall not be exclusive and the parties may exercise all rights and remedies available at law or in equity, and the selection of any one remedy will not prejudice the ability to utilize any other remedy.

19. Non-Waiver. No waiver of any covenant or condition of this Agreement by either party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

20. Force Majeure. Neither party shall be liable for or responsible to the other party for any loss or damage to any property or person occasioned by act of God, public enemy, injunction, riot, strike, insurrection, war, court order, pandemic, requisition, or order of governmental body or authority.

21. Insurance.

- a. Operator shall, at Operator's expense, obtain and keep in force during the term of this Agreement:
 - i. its own insurance to insure its personal property against loss by fire or other casualty
 - ii. fire legal liability insurance in the minimum amount of \$50,000.
 - iii. commercial liquor liability with a limit of not less than \$1,000,000
 - iv. a commercial general liability insurance policy insuring against any liability arising out of the use or occupancy, by Operator in the minimum amount of \$1,000,000 per occurrence and \$100,000 for property damage.
- b. Certificates naming the District as an “additional insured” shall be delivered to the District within fifteen 15 days of this Agreement.
- c. Operator shall also furnish the District with a renewal certificate for each such policy at least 10 days prior to the expiration date of such policy.
- d. Such insurance certificates must contain a provision that it may not be cancelled without 30 days written notice to the District.
- e. Operator shall maintain workers’ compensation insurance for its employees as required under Florida law.

22. Indemnification. Operator agrees to indemnify and hold the District and its officers, agents, and employees harmless from any and all liability, fines, penalties, damage, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, any negligence, breach, violation, or non-performance of any condition hereof on the part of Operator, its agents, or employees. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney’s fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

23. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

24. Governing Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

- 25. Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- 26. Relationship Between the Parties.** Nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the parties. Neither party shall have the right to make any contract or commitment for, or on behalf of, the other party without the prior written approval of the other party.
- 27. No Option Contract.** Submission of this Agreement by the District to Operator for examination and signature does not constitute an offer or option contract. This Agreement will be effective only upon execution and delivery by both Operator and the District.
- 28. No Brokerage.** Operator warrants and represents that it has not dealt, consulted or negotiated with any real estate broker or agent in connection with this Agreement.
- 29. Radon Gas.** This disclosure is required by section 404.056, Florida Statutes. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.
- 30. Public Records.** As required under Section 119.0701, Florida Statutes, Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Operator upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 603-0033, OR BY EMAIL AT SANDRA.DEMARCO@INFRAMARK.COM, OR BY REGULAR MAIL AT 210 NORTH UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FLORIDA 33071.

- 31. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Operator represents that in entering into this Agreement, the Operator has not been designated as a "scrutinized company" under the statute and, in the event that the Operator is designated as a "scrutinized company", the Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 32. E-Verify.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Operator represents that Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Extension, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Extension as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Operator and the Operator will immediately terminate its contract with the subcontractor.
 - c. If this Agreement and this Extension thereto is terminated in accordance with this section, then the Operator will be liable for any additional costs incurred by the District.
- 33. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
- 34. Assignment.** Operator covenants and agrees not to encumber or assign this Agreement without prior written consent and release of the District. Such assignment shall in no way relieve Operator from any obligations hereunder for the payment of Concession Fees or the performance of the conditions, covenants, and provisions of this Agreement.
- 35. Termination Without Cause.** After the initial term of this Agreement, either party may terminate this Agreement, without cause and at any time, with 180 days written notice to the other party.
- 36. Surrender of the Concession Area and Property upon Termination.**
- a. Upon termination of this Agreement, Operator shall cooperate with the District to promptly and immediately cause the withdrawal of Operator's name on the liquor license and complete all applications, paperwork and filings necessary to restore the District as the sole licensor or substitute such other licensor as may be requested by the District, in accordance with all applicable requirements.
 - b. Upon the effective date of termination of this Agreement, Operator shall surrender the Concession Area to District, together with all CDD Property, in broom clean condition and in good working order and repair, reasonable wear, and tear excepted.
 - c. Operator shall surrender to District all keys for the Concession Area and give to District an explanation of the combinations for all locks and safes, if any, that will remain in the Concession Area after the termination of this Agreement.
 - d. In the event of Operator's failure to surrender the Concession Area in good repair, the District may restore the Concession Area to its prior condition subject to normal wear and tear and may pursue all available remedies under law against Operator for damages incurred by District to restore the Concession Area.
- 37. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

38. **Severability.** If any term or provisions of this Agreement or the application thereof to any person or circumstances, shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to any person or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

39. **Survival.** All provisions related to the liquor license, hazardous waste, access control, insurance, loss or damage, representations by Operator, and the indemnities shall survive the termination of this Agreement.

40. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

41. **Exhibits.** The following exhibits are made a part of this Agreement.

Exhibit A Map of The Groves Civic Center
Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)
Exhibit C Operator's Requests of Work to be Performed by the District

42. **Notices.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.


To the District:
c/o Inframark
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544
Attn: Jayna Cooper
jayna.cooper@inframark.com

To the Operator:
2707 Breezy Lake Lane
106
Land 'O Lakes, FL 34638
Attn: Jennifer Daskevich
jennifer@deviledpig.com

43. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

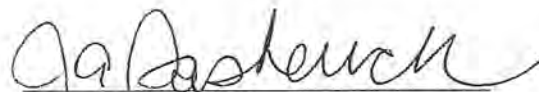
IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the date first above written, by their respective officers or parties thereunto duly authorized.

**The Groves
Community Development District**



Bill Boutin
Chair of the Board of Supervisors

A Little Gourmet Everyday, LLC



Jennifer Daskevich
CEO

Exhibit A to the Food and Beverage Concession Agreement

Map of The Groves Civic Center

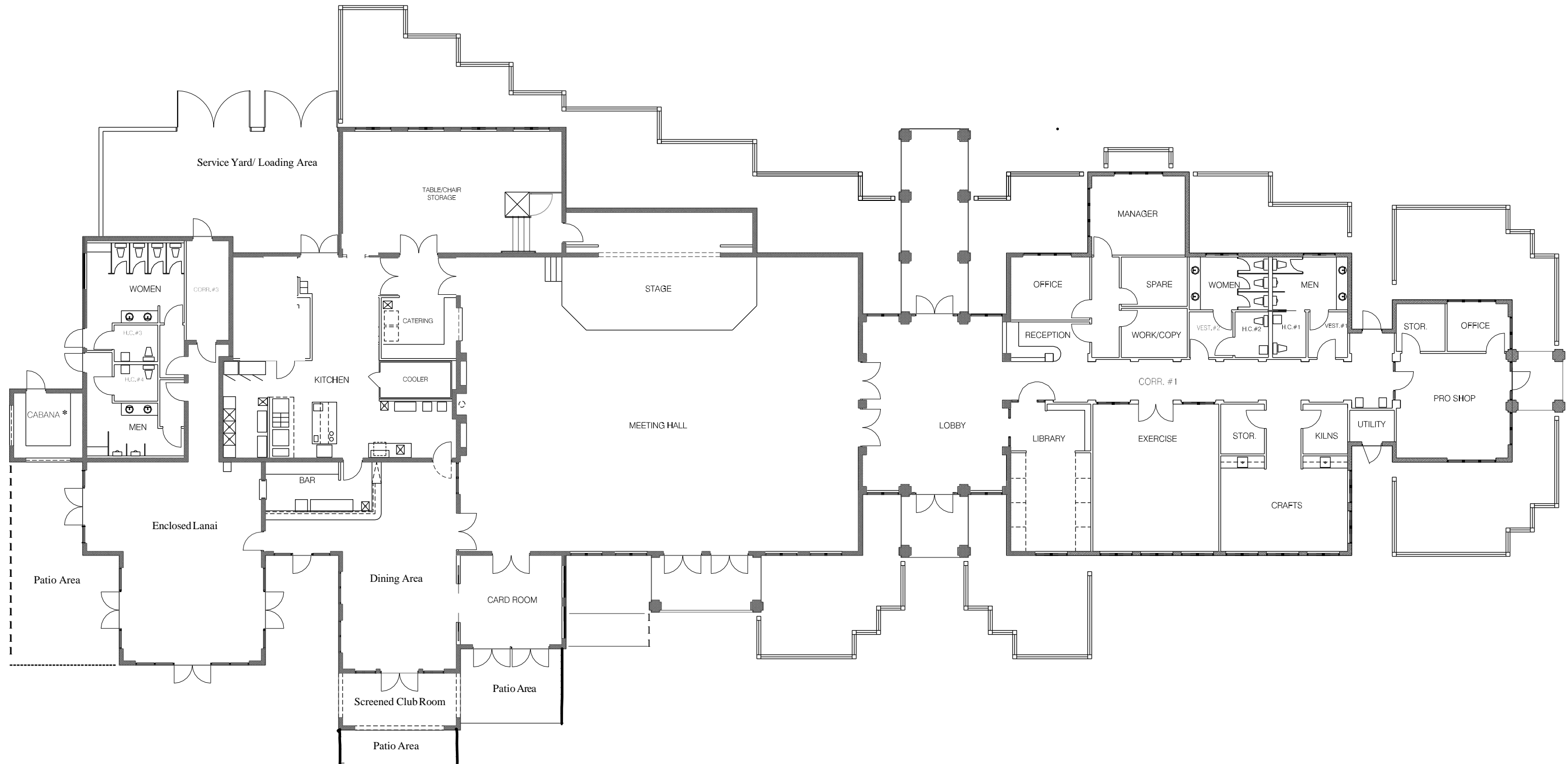


Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)


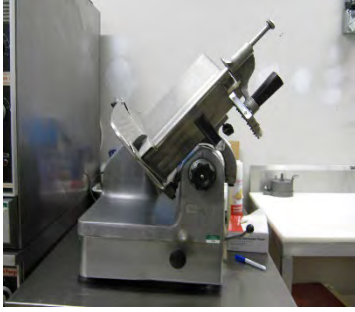



Inventory #	Item Description	Item Name
1512		<p>Prep Sink Right drainboard Regency 57" 16 Gauge stainless steel two compartment commercial sink & drain board 17" x 17" x 12" bowls #600S2171718GRT-EA \$358.99</p>
1528		<p>Meat Slicer</p>
1530		<p>Mixer</p>
1527		<p>Convention Oven</p>
1526		<p>Convention Oven</p>

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)







Inventory #	Item Description	Item Name
1514		Food Processor
1513		Toaster
1509		Microwave
1531		Dish Pit Dry Table
1504		Dishwasher
1534		Dish Pit Rack

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)

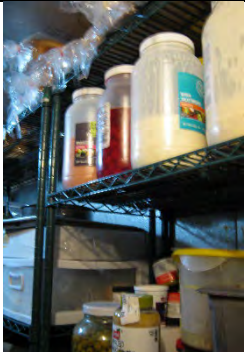

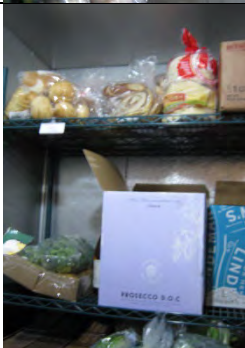

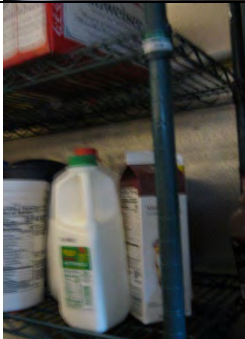
Inventory #	Item Description	Item Name
1522		<p>Rack Walk in COOLER Regency 18" x 36" green Epoxy 74" #460EG1658KIT-KIT</p>
1520		<p>Rack Walk in Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1891KIT-KIT \$132.10</p>
1521		<p>Rack Walk in COOLER Regency 18" x 36" green Epoxy 74" #460EG1663KIT-KIT</p>
1034		<p>2 Racks Walk in COOLER Regency 18" x 36" green Epoxy 74"</p>
1035		<p>Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1836KIT-KIT \$65.10</p>

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)






Inventory #	Item Description	Item Name
1037		<p>Handwash Sink Regency 12" x 16" Wall mounted hand sink with Gooseneck Faucet \$75.50 #600HS12-EA</p>
1519		<p>Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1821KIT-KIT \$132.10</p>
1518		<p>Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1833KIT-KIT \$65.10</p>
1517		<p>Dry Rack Storage Dry Rack Storage Rack Spill Rack Regency 18" x 36" green Epoxy 4 shelf 74" posts #460EG1861KIT-KIT \$132.10</p>
1516		<p>Dry Rack Storage Regency 18" x 48" Epoxy 4-shelf kit with 74" posts #460EG1848KIT \$72.49</p>

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)







Inventory #	Item Description	Item Name
1511		Dish Wash (3) sink Regency 16 Gauge stainless steel three compartment sink 24" x 18" x 14" bowls \$529.01 #600S3182X-EA
1009		Freezer
1038		Freezer
1039		Double Fryer
1040		Double Fryer
1010		Hood Vent

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)







Inventory #	Item Description	Item Name
1506		Steam Table
1042		Line Cooler
1508		Freezer
1535		Stove/Oven
0300		Heat Lamp
0288		Plate Warmer

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)







Inventory #	Item Description	Item Name
1043		Prep Table
1515		Coffee Warmer Avantco W53 step up double burner decanter warmer #177W53-EA \$39.10
1007		Ice Machine
1523		Paper Goods Rack 4-shelf kit with 74" posts #460EG1854K75 \$144.99
1044		Service Station 29" Trunk, Quick Brew
1045		Hand Wash Station

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)





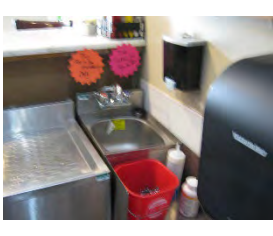


Inventory #	Item Description	Item Name
1046		Wire Shelf Dry Rack Storage Regency 18" x 36" green Epoxy 2 shelf 74" posts \$65.10
1047		Prep Station
1536		Beer Cooler
1537		Beer Cooler
1540		Bar Hand Wash Station
1539		Sanitizer Sink Station
1011		Bar Reach in Cooler

Exhibit B Inventory List For CDD Property (Furniture, Fixtures, and Equipment)

Inventory #	Item Description	Item Name
1048		Liquor Reach in Cooler
1049		Liquor Reach in Cooler

Exhibit C

Operator's Requests of Work to be Performed by the District

- 1.** Professional installation of new flooring in dining area as approved by the Board at the 12/5 meeting
 - a. Expected to begin on January 16th and completed by January 18th
- 2.** Professional cleaning of hood system and exhaust system with posting sticker
- 3.** Cleaning of grease traps with receipt
- 4.** Verification of fire extinguisher compliance with tags and expiration date clearly marked
- 5.** Industrial cleaning including but not limited to:
 - a. emptying of fryers of all oil and debris
 - b. Cleaning of all stainless steel appliances
 - c. Cleaning of walls, ceilings and floors
 - d. Cleaning of walk-in and freezer unit
 - e. Cleaning of dish pit
- 6.** Removal of all food items in dry storage, freezer, and walk-in
- 7.** Fresh paint job with light bright colors
 - a. Plan to decorate with water color golf prints of famous courses and have a custom one made for this location.
- 8.** Installation of white blinds
- 9.** Connection of water to the Cabana

INFRAMARK

Proposal for Part-Time Janitorial Services Position

Overview

This proposal is to establish a part-time janitorial services position to provide weekend coverage and assist with maintaining the cleanliness, appearance, and overall functionality of the clubhouse and amenity areas. This position is intended to support daily operations, improve facility presentation, and ensure consistent cleanliness standards for residents and guests.

The proposed position will provide approximately 16 flexible hours per week, primarily focused on weekend coverage, with the ability to adjust schedules based on community events, resident usage, and operational needs.

Position Summary

- Part-Time Janitorial Services Position
- Approximately 16 flexible hours per week
- Primary focus on weekend coverage
- Reports directly to Community Management Staff

Responsibilities

- Vacuum clubhouse floors and rugs
- Sweep and mop hard surface flooring
- Clean and sanitize restrooms
- Refill restroom supplies as needed
- Empty trash receptacles throughout the facility
- Clean windows, doors, and glass surfaces as needed
- Wipe down tables, chairs, counters, and high-touch surfaces
- Maintain cleanliness of kitchen and gathering areas
- Inspect and tidy amenity areas
- Fill dog park water stations daily
- Assist with event setup or breakdown when needed
- Report maintenance concerns or damages to management staff
- Assist with additional operational tasks as assigned

Benefits of Position

- Improved cleanliness and presentation of facilities
- Consistent weekend coverage during peak resident usage
- Reduced reliance on outside janitorial vendors
- Greater flexibility for management staff and maintenance operations

- Faster response time to cleaning or operational concerns
- Increased resident satisfaction and overall community appearance

Estimated Cost to the District

- Estimated Weekly Cost: Approximately \$486 per week
- Estimated Annual Cost: Approximately \$25,293 annually

These costs include payroll burden, management overhead, and operational staffing expenses associated with the position.

Recommendation

It is recommended that the District approve the addition of one part-time janitorial services employee to provide weekend coverage and operational support for approximately 16 hours per week. This position will enhance facility cleanliness, improve resident experience, and provide greater operational flexibility for the community.



Club House Cleaning Proposal

The Groves – Land O'Lakes, Florida

Option 1 – Full Cleaning Service (5 Days Per Week)

\$4,850 / month

Complete cleaning service every scheduled day: Tuesday, Thursday, Friday, Saturday and Sunday.

Included Services:

- Lobby and entrance areas
- Fitness room
- Library
- Event / party room
- Dining area
- Game room
- Restroom cleaning and sanitizing
- Glass doors and visible glass cleaning
- Dusting
- Vacuuming
- Mopping
- Trash removal

Client Will Provide:

- Trash bags
- Paper towels
- Toilet paper and restroom consumables

Additional / Excluded Services:

- Floor restoration
- Deep stain removal
- Stripping and waxing
- Specialized floor treatment
- Buffing machine services

Buffing and machine floor services are available at an additional cost.

Perfect Cleaning

786-747-7477 | 813-481-9840

myperfectcleaning@gmail.com



Club House Cleaning Proposal

The Groves – Land O'Lakes, Florida

Option 2 – Hybrid Cleaning & Maintenance Service

\$4,050 / month

Two days per week include complete/detail cleaning. Three days include maintenance cleaning. Restrooms and all floors serviced all five days.

Included Services:

- Lobby and entrance areas
- Fitness room
- Library
- Event / party room
- Dining area
- Game room
- Restroom cleaning and sanitizing
- Glass doors and visible glass cleaning
- Dusting
- Vacuuming
- Mopping
- Trash removal

Client Will Provide:

- Trash bags
- Paper towels

- Toilet paper and restroom consumables

Additional / Excluded Services:

- Floor restoration
- Deep stain removal
- Stripping and waxing
- Specialized floor treatment
- Buffing machine services

Buffing and machine floor services are available at an additional cost.

Perfect Cleaning

786-747-7477 | 813-481-9840

myperfectcleaning@gmail.com



Club House Cleaning Proposal

The Groves – Land O'Lakes, Florida

Option 3 – Four-Day Cleaning Service

\$3,650 / month

Professional cleaning services provided four days per week while maintaining professional appearance standards.

Included Services:

- Lobby and entrance areas
- Fitness room
- Library
- Event / party room
- Dining area
- Game room
- Restroom cleaning and sanitizing
- Glass doors and visible glass cleaning
- Dusting
- Vacuuming
- Mopping
- Trash removal

Client Will Provide:

- Trash bags
- Paper towels
- Toilet paper and restroom consumables

Additional / Excluded Services:

- Floor restoration
- Deep stain removal
- Stripping and waxing
- Specialized floor treatment
- Buffing machine services

Buffing and machine floor services are available at an additional cost.

Perfect Cleaning

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myperfectcleaning@gmail.com



The Groves CDD Aquatics

Inspection Date:

5/21/2026 11:36 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 2C-1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The persistent growth on the surface is likely iron-oxidizing bacterium that behaves like algae. We have done treatments here and on other ponds with this growth and they have all yielded the same result: the bacterium dies but does not break down like algae. It will likely remain in the pond until water levels rise and the pond can flush it out naturally. Technicians will continue treating the submersed grasses to help further clear the pond.

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

SITE: 2C-2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present on the surface. This and other ponds below have been noted for treatment tomorrow. Any nuisance grasses will be addressed at that time.

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

Inspection Report

SITE: 4

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

The main pond (4) has some submerged algae starting on the perimeter. The irrigation pond (4A) is in full filamentous and cyanobacterial bloom. I specifically noted both these ponds for the technician to treat tomorrow. No nuisance grass observed.

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

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. This will be treated tomorrow. No nuisance grass observed.

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

Inspection Report

SITE: 6G

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More filamentous algae growth on the surface. This pond, like other mentioned, will be treated tomorrow.
The technician will likely have an extra set of hands with him. These will likely treat nuisance grasses the backside of the pond near the wetland.

<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: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

It appears the floating vegetation has been pushed to the edge of the wetland by rain. Technicians will begin treating again if they spread out within range of the spray rig. 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	Slender Spikerush	<input checked="" type="checkbox"/> Other: Spatterdock	

Inspection Report

SITE: FN

Condition: Excellent Great Good Poor Mixed Condition Improving



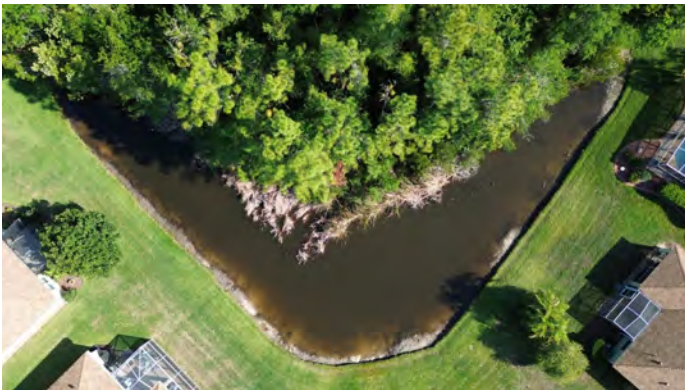
Comments:

Patches of nuisance grasses present on the shoreline and offshore. Most of these are mixed amid beneficial plants and will be treated carefully as to only target unwanted growth. 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	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: FS

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: Sump 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any algae present has been treated and is decaying. It will also need rain to flush before conditions improve. Follow-up treatments for algae and nuisance grasses will be applied as needed.

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

SITE: Sump 14

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:	

MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree. More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

As expected, the few rain events we've had the past few weeks have caused sudden algal blooms. Fortunately, all blooms are within a few feet of the shoreline and easily treated. The technician is aware of conditions today and will stock accordingly for treatment tomorrow. Nuisance grasses have reduced significantly. These may become more prevalent again as rain comes more frequently, but we have a great head-start for when that happens.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

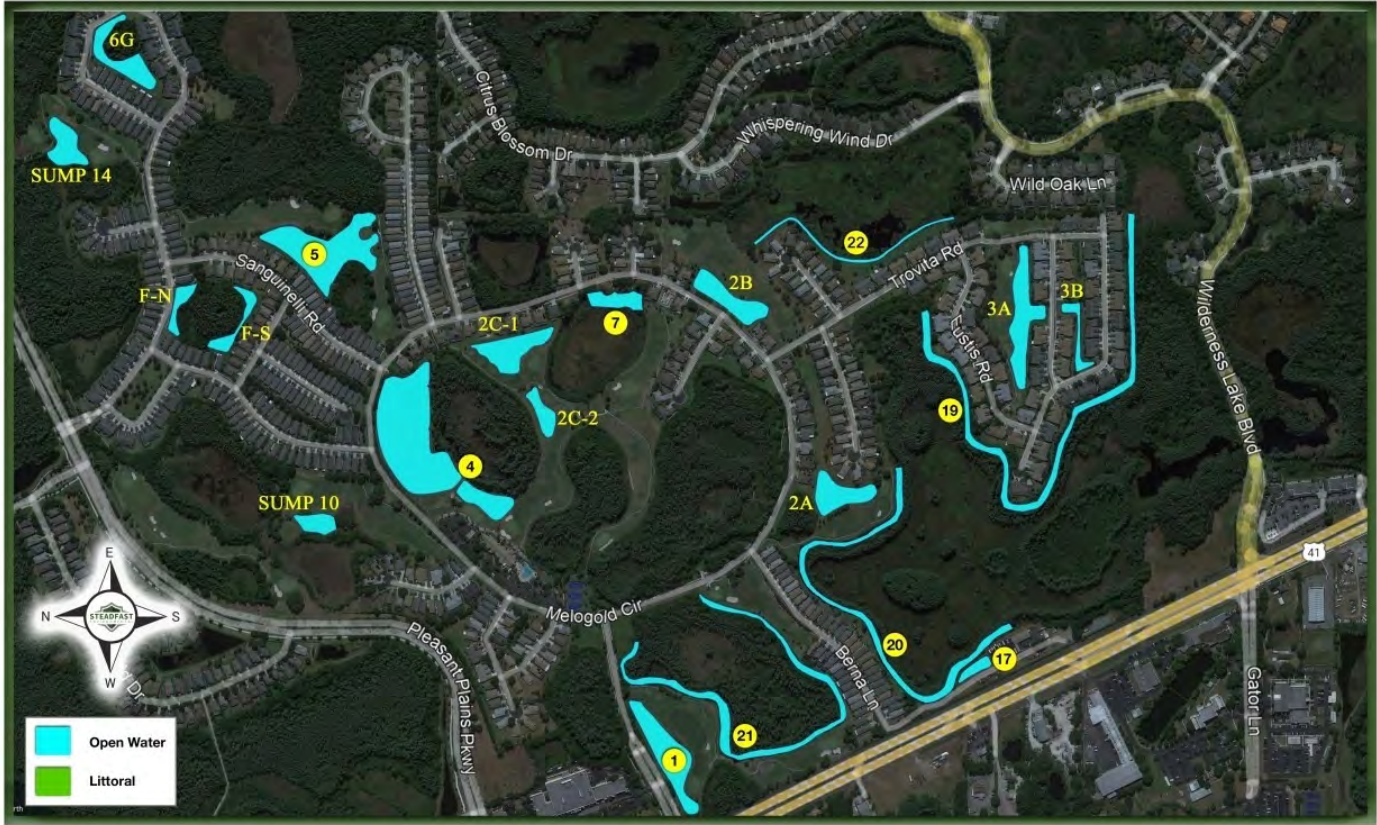
MAINTENANCE AREA



THE GROVES CDD

Festive Groves Blvd, Land O' Lakes

Gate Code:





Printed: May 21, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 4, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Cody Weaver

Log Notes:

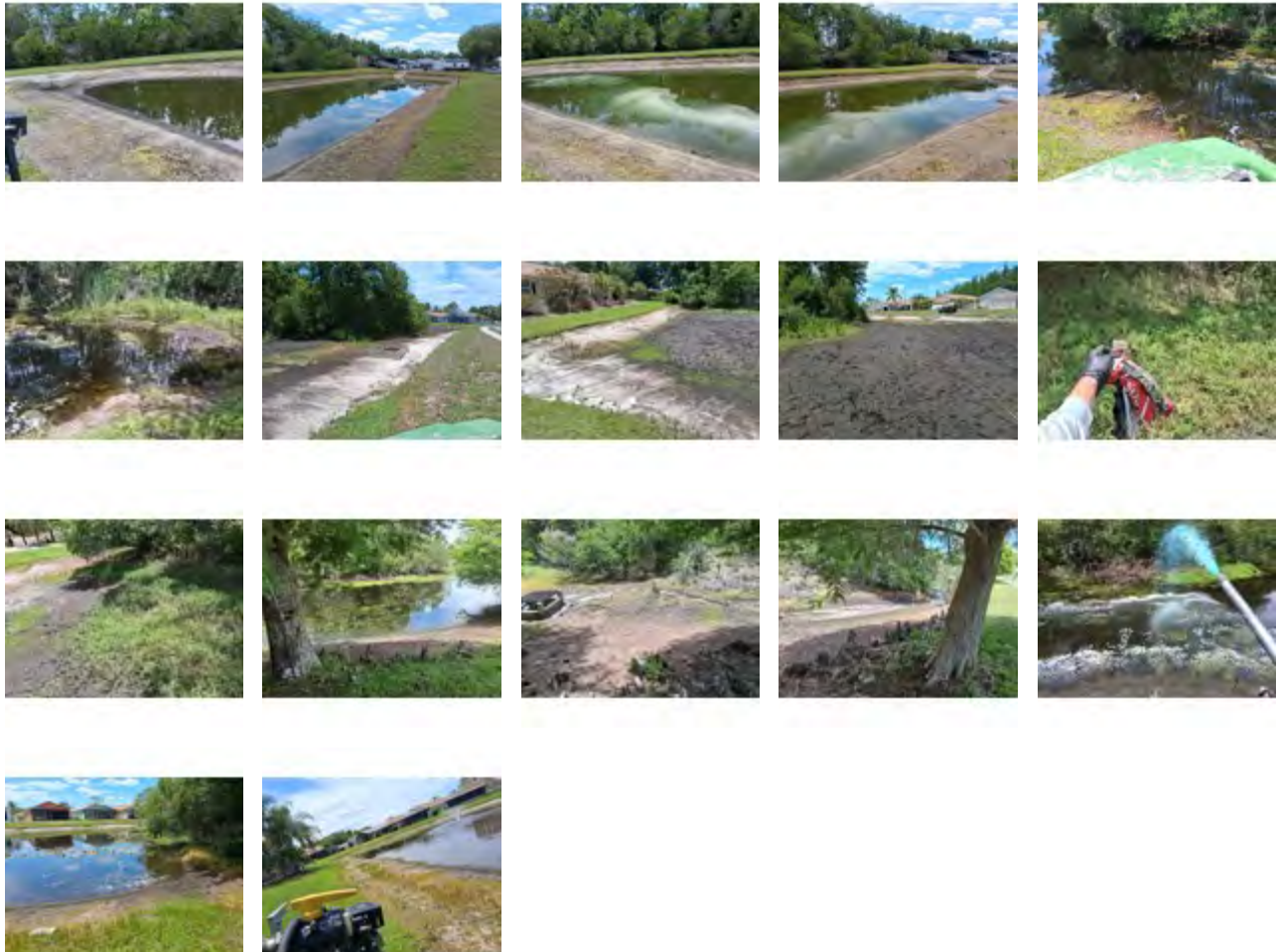
treated 17 FN 6G with weed control, treated 17 and 6G for algae

Weather Conditions:

Mostly sunny Mon, May 4, 2026, 2:32 PM

 Mostly sunny **86°F** Wind: 9 mph
57°F Humidity: 98%
Total Precip: 0"

Attachments: 17





Printed: May 21, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 11, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

3a, sump 10, small pond 4,5,6g,7, treated for minor /moderate algae and minor grasses
1,2a,2b treated for minor grasses

Weather Conditions:

Partly cloudy with showers Mon, May 11, 2026, 12:31 PM



92°F

Wind: 9 mph

73°F

Humidity: 92%

Total Precip: 0"

Attachments: 12



NAME COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – May 2026

- Termination letter sent to Jani-King on 5/17/26
- Site visits with Gator Cleaning and Perfect Cleaning
- Clearwater Gas contacted on 2 occasions this week for gas leaks
- Hot water regulator replaced for first leak
- 2nd leak technician located leak in kitchen nob left on chargrill
- Hurricane Preparedness tab placed on website and Useful Links provided for residents
- Hurricane Action Plan written for community
- Hurricane communications written and placed in Mailchimp
- BDI Engineering onsite to assess product concerns with Bridges.
- BDI Engineering onsite to assess storm water drains on Shaddock
-

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Hurricane Preparedness

Useful Links

- [Hurricane Preparedness | National Oceanic and Atmospheric Administration](#)
- [Mike's Weather Page... powered by Firman Power Equipment!](#)
- [NWS Radar](#)
- [Hurricanes | Ready.gov](#)
- [Hurricane Preparedness and Evacuation Planning | FEMA.gov](#)
- [Know Your Zone, Know Your Home | Florida Disaster](#)
- [Hurricane Preparedness | Red Cross](#)

The Groves CDD

Hurricane Readiness Manual

Action Plan for Staff During Tropical Storm or Hurricane Warnings

Purpose

To ensure the safety of residents, protect district property, and minimize storm damage by implementing standardized procedures when a tropical storm or hurricane warning has been issued for the area.

Activation of Hurricane Readiness Plan

This manual becomes active when:

- A Tropical Storm Warning or Hurricane Warning is issued by the National Weather Service.
- Direction is given by District Management or Emergency Services.
- Communication with Residents begin
- See attached prepared emails

Storm Preparation Procedures by Area

1. Front and Back Gates

- Remove stop signs from gate arms.
- Confirm gate system will default to open position during a power outage.
- Notify gate monitoring service and update messaging that gates will remain open for storm duration.

2. Racquet Courts (Tennis / Pickleball)

- Remove and store all windscreens.
- Remove and store benches, chairs, and other court-side furniture.
- Ensure equipment is secured in designated indoor storage areas.

3. Shuffleboard Courts

- Remove and store all sails.
- Collect and store loose shuffleboard equipment (pucks, sticks).
- Secure or store any freestanding accessories.

4. Bocce Courts

- Remove and store all **court sails**.
- Remove and store **bocce balls, scoreboards**, and other equipment.
- Bring in or secure **garbage cans** in the vicinity.

5. Picnic and Outdoor Areas

- Remove and store all **patio umbrellas** from picnic tables.
- Secure picnic tables if they cannot be relocated indoors.
- All **garbage cans** in these areas must be brought inside.

6. Pool Deck

- Remove and store all:
 - **Furniture** (tables, loungers, chairs)
 - **Umbrellas and stands**
- Store items in the **Cabana** and **Ballroom**.
- Turn off pool equipment per vendor guidance (if applicable).

7. Clubhouse Exterior

- Bring all **smoking stations, garbage cans, and bike racks** into the **ballroom**.
- Ensure all exterior signage, planters, and freestanding decorations are either removed or secured.

8. Dog Park

- Remove and store **garbage cans**.
- Secure **storage shed** and confirm locks.
- Remove and **bungee umbrellas to fence**.
- If storm is **Category 2 or higher**, bring **all benches** inside to the **Ballroom**.

9. Clubhouse Interior

- Clubhouse will be **closed to residents** during hurricane and/ or tropical storm events.
- Ensure all doors are locked and secure.
- Check emergency lighting if applicable.

10. On-Site Restaurant

- Restaurant is responsible for securing:
 - **All outdoor furniture**.
 - Any **loose items** near seating areas screened in lanai.
- All back dock items must be:
 - Brought into the **kitchen area**
 - Or **securely tied down** if unable to move indoors.

11. HOA Responsibilities

- Secure and remove items from the **driving range**.
- Remove all **garbage cans** in HOA-maintained areas that are not permanent.
- Ensure any HOA benches, signage, or furniture are secured.

12. Building Maintenance (DTE)

- All items in DTE yard must be **secured or removed**, including:
 - Tires
 - Loose parts or tools
 - Building materials
- Relocate to indoor storage or secure with hurricane-rated restraints.

13. Davey Tree Service

- Clear all loose materials from the worksite, including:
 - **Pallets, chemical containers, hoses**
 - **Patio furniture and picnic tables**
- Move materials to **on-site storage unit** or **off property**.

Communication & Staff Return

- Staff should ensure cell phones are charged and remain reachable as long as power is **available**.
- Staff will return to the property only **once roads are cleared** and it is **safe to travel**.
- A post-storm **damage assessment checklist** will be conducted by management and key staff upon return.

Additional Recommendations

Pre-Storm (Preparedness Week)

- Conduct seasonal **inventory check** of all emergency storage areas.
- Reconfirm **storage locations** and label bins/shelves accordingly.
- Verify **emergency contact lists** for staff, vendors, and emergency services are up to date.

After the Storm

- Perform **property-wide inspection** for safety hazards.
- **Photograph and document** any storm-related damages for insurance and FEMA documentation.
- Remove debris and restore accessibility.
- Reinstall furniture, sails, and equipment only when **all-clear is given** by management.

Contacts & Resources

- **District Manager:** Wendi McAnn 656-223-7658
- **Lead Maintenance Contact:** Clinton Robinson 813-428-4214
- **Gate Monitoring Service:** Accurate Electronics
- **Emergency Services:** Dial 911
- **Pasco County Emergency Management** information see **handout attached**.

Preview Mode **STORM UPDATE #1 possible tropical storm/ hurricane**



- Desktop
- Mobile
- Inbox

Header Info



Enable live merge tag info



Community Announcement

Dear Residents,

Our community is closely monitoring the potential development of a hurricane or tropical storm that may impact our area within the next few days. At this time, we encourage everyone to stay informed and prepared for changing weather conditions.

Please rest assured that our staff is staying updated on the situation and will continue to provide timely updates as the storm progresses. In the meantime, we recommend reviewing your emergency plans, securing outdoor items, and ensuring you have necessary supplies.

Your safety is our top priority, and we will keep you informed of any further developments.

The CDD and HOA Team

To:

|FNAME| *|LNAME|* *Recipient's email address*

From:

The Groves Golf and Country Club CDD
clubhouse@thegrovescdd.org

Subject:

Storm Update

Preview Text:

CDD News! Pool Reopened & Cellgate System Tips

Preview Mode Phase 2 – Tropical Storm or Hurricane Warning Issued – Estimated landfall 72+ hours



Desktop

Mobile

Inbox

Header Info

shutterstock.com • 1791549931

Community Announcement

Dear Residents,

We are closely monitoring the progress of Tropical Storm/Hurricane Name, which is projected to impact our area within the next 72 hours. Staff is actively working to inspect the amenities and common areas for vulnerabilities to ensure the safety of our community.

Please take the following precautions to ensure your safety and preparedness:

1. **Secure Your Property:** Bring in outdoor furniture, potted plants, and any loose items that could become projectiles in high winds.
2. **Stock Emergency Supplies:** Ensure you have food, water, medications, batteries, and other essentials to last at least 72 hours.
3. **Stay Informed:** Monitor local news and weather updates. We will provide ongoing updates via email and the community website.
4. **Evacuation Plans:** If you live in a flood-prone area or are in an evacuation zone, please review evacuation routes and shelters. You can find an evacuation map here.

CDD/HOA Contacts:

Enable live merge tag info



To:

|FNAME| *|LNAME|* *Recipient's email address*

From:

The Groves Golf and Country Club CDD
clubhouse@thegrovescdd.org

Subject:

Storm Update

Preview Text:

CDD News! Pool Reopened & Cellgate System Tips



Desktop Mobile Inbox

Header Info



shutterstock.com 112105232

Community Announcement

Dear Residents,

The National Weather Service has issued a Tropical Storm/Hurricane Warning for our area. **All community amenities have been secured and are now closed. All community events have been canceled. For the safety of all residents, do not enter or access the amenities until the all-clear has been given after the storm has passed and it is deemed safe.**

Please take immediate action to ensure your safety:

- 1. Complete Preparations Now:** Secure your property and finalize emergency supply kits. Avoid last-minute shopping if possible.
- 2. Follow Evacuation Orders:** If authorities have issued an evacuation order for your area, leave immediately and follow designated evacuation routes.
- 3. Stay Connected:** Monitor local weather updates and community communications for real-time information.
- The community gate has been locked in the OPEN position to allow for easy access

Enable live merge tag info



To:

|FNAME| *|LNAME|* *Recipient's email address*

From:

The Groves Golf and Country Club CDD
clubhouse@thegrovescdd.org

Subject:

Storm update Amenity Center Now Closed

Preview Text:

Dear Residents,

The storm has passed, and staff is diligently beginning recovery efforts. The amenities will reopen when deemed safe. We will continue to keep you updated with timelines for reopening. As a reminder, please do not enter or use the amenities until they officially reopen.

Here are important updates and steps to follow:

1. Safety First: Be cautious of hazards such as downed power lines, standing water, and debris.

2. Community Assessments: Our teams are assessing damage across the community. If you notice hazardous conditions, please report them to:

. **CDD Office:** 656-223-7658

. **HOA Office:**

3. Trash and Debris Removal: We will inform you about special pick-up schedules for storm debris.

4. Insurance Claims: Contact your insurance provider as soon as possible if your property has sustained damage. Keep detailed records and photos.

We appreciate your patience and cooperation as we work to restore our community. Further updates will continue to be provided via email.

Stay safe and thank you for your understanding.

The CDD and HOA Team

What's Next — Steps for Storm Recovery

PASCO
COUNTY FLORIDA



Monitor [MyPasco.net](https://www.mypasco.net) & Pasco County's social media platforms for official updates & instructions.

SAFETY FIRST

- Return home when local officials say it's safe.
- Avoid walking, driving or playing in floodwaters.
- Have a professional inspect your gas/electrical systems before turning them back on.
- Check for downed power lines/trees before entering your home.
- Wear waterproof boots, gloves & masks to avoid exposure to contaminants or mold.

DOCUMENT DAMAGE

- Inspect your property & take photos/videos of any damage.
- Upload photos to Pasco's Damage Assessment Tool:
[MyPas.co/ReportDamage](https://www.mypasco.net/ReportDamage)
- Create a list of everything that was damaged/destroyed.
- Protect your home from further damage, if you can (e.g., covering holes in your roof with a tarp).



FILE AN INSURANCE CLAIM

- Contact your insurance company(s) & begin the claims process.
- Submit your damage photos/videos, along with your list of damaged items.
- Keep receipts for anything you buy to help with cleanup & recovery.

DRY OUT

- Use a pump to remove water from your home as soon as it's safe.
- Open windows & use fans, dehumidifiers & wet/dry vacs to speed up drying.

DEBRIS REMOVAL

- Remove & discard anything that was soaked by floodwater as soon as you can (carpet, mattresses, furniture, etc.).
- Disinfect walls, floors & other surfaces to prevent mold.
- If you already have mold, hire a professional to remove it.
- Pasco will pick up storm-related debris, or you can bring it to our Solid Waste Facilities.
- Call **727.847.2411** or visit [MyPasco.net](https://www.mypasco.net) for details on storm-related debris removal.

REPAIR & REBUILD

- Have a professional inspect your foundation, walls & roof before making repairs.
- Hire a licensed contractor; don't fall victim to scams. Use [MyFloridaLicense.com](https://www.myfloridalicense.com) to verify a license & report unlicensed activity!
- If you need help with food, water, clothing or shelter, fill out Pasco's Human Needs Survey:
[MyPas.co/HurricaneHumanNeeds](https://www.mypasco.net/HurricaneHumanNeeds)

RELIEF RESOURCES

- Disaster Recovery Centers (DRCs) will be centrally located to help with FEMA assistance & Small Business Assistance.

SELF-CARE RESOURCES

- If you're experiencing emotional distress during this challenging time, call the Disaster Distress Helpline (DDH) — providing 24/7 multilingual, crisis support service. **Call or text 1-800-985-5990.**
- The Florida Department of Health provides an extensive list of mental health resources online:
[FloridaHealth.gov](https://www.floridahealth.gov)
- BayCare Mobile Crisis Response Team is available for Pasco County residents. **Call 727-372-HELP (4357).**

**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 May 5, 2026, and called to order at 10:01 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

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

31

32 **FOURTH ORDER OF BUSINESS** **Business Items**

33 **E. Discussion on Gate**

34 The Board agreed to move item 4E for the Gate Discussion to the top of Business items due to the
35 discussion on the spreadsheet that was received from the Security Advisor Group in the audience
36 comments. The Board discussed the spreadsheet options on cost of security guards for the community.

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On MOTION by Mr. Watkins, seconded by Mr. Lewis, with all in favor, the Board accepted Option C in the spreadsheet. 5-0

On MOTION by Mr. Allison, seconded by Mr. Watkins, with all in favor, the Board agreed to provide the Trespass Agreement with Pasco County to 813 Security. 5-0

A. Discussion of FY2026-2027 Budget

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor, the Board approved FY 2027 budget. 5-0

B. Consideration of Resolution 2026-09; Approving FY2026-2027 Budget and Setting Public Hearing

i. Exhibit A- FY2026-2027 Proposed Budget First Draft

On MOTION by Mr. Watkins, seconded by Mr. Lewis, with all in favor, the Board approved Resolution 2026-09; Approving FY2026-2027 Budget and Setting Public Hearing. 5-0

C. Discussion of OLM at add CDD to the RFP that they are doing for the HOA

On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion for the District cost share to not exceed \$3K for RFP carried. 5-0

D. Discussion of ECS and Accurate Cellgate proposals

i. ECS Cellgate Proposal

ii. Accurate Cellgate Proposal

Discussion ensued regarding ECS and Accurate Cellgate Proposals.

On MOTION by Mr. Lewis, seconded by Ms. Cross, with all in favor, motion to accept the “Cadillac” version that ECS provided to the Board carried. 5-0

F. Discussion on Janitorial Services

On MOTION by Mr. Lewis, seconded by Mr. Watkins, with all in favor, motion for staff to collect proposals on other janitorial company's and to terminate JaniKing Services carried. 5-0

77 **FIFTH ORDER OF BUSINESS**

Staff Reports

78 **A. District Counsel**

79 District Counsel provided an update on the discussion of the CDD from Bond Counsel and
80 reminded Board members on Ethics training and filing their Form 1.

81

82 **B. District Engineer Report**

83 The District Engineer was not present, but the Board was provided an update in the agenda packet.

84

85 **C. Aquatics Report**

86 Not present.

87

88 **D. Clubhouse Manager Report**

89 The Board did not have any comments or further questions for Clinton or Wendi

90

91 **E. District Manager**

92 **i. Number of Registered Voters(1,093)**

93 The District Manager reported on the number of registered voters 1,093 to the Board.

94

95 **SIXTH ORDER OF BUSINESS**

Business Administration

96 **A. Consideration of the Minutes of the Meeting Held on April 7, 2026**

97 On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor,
98 motion to approve the April 7, 2026, Meeting Minutes with corrections made
99 to line item #46 should read Presented or discussed during meeting, and line
100 item #128 Supervisor Watkins reported on Diamonte, as Diamonte was
101 spelled incorrectly. 5-0

102

103 **SEVENTH ORDER OF BUSINESS**

Supervisors' Requests

104 Mr. Loar made the following requests:

- 105
- 106 • Quote to lower sprinkler heads in the ballroom and restaurant.
 - 107 • Investigate pool water softener, as he has been in discussions with HVAC engineer to ensure
108 the district has the right AC system.

108

109 Mr. Loar asked the Board if they would like him to continue finding facts on Dissolution of CDD

110 unofficial motion, but the Board stated no, they did not.

111 It was noted that Marine Grade nuts and bolts were placed on all gate arms, a maintenance
112 schedule is needed for the dog park and butterfly garden, and the pool is not rentable with further
113 research of when this agreement was made back in 2022 being needed.

114 A follow up with the County on the credit for reclaimed water was requested by the Board.

115 A Motion was made to put Turn Bar on Agenda in June to forgo Rent for February and March
116 because of cold weather only discussion on this was the Chair Mr. Allison that said District cannot
117 subsidize private entity.

118 The Board noted that the Tennis Windscreens, Management company is the largest contract
119 besides landscaping, and would like it on agenda for discussion and there was no comment from other
120 board members.

121 Mr. Watkins excused himself early from meeting for an appointment.

122 Mr. Allison commented on a lot of money spent at this meeting, and that the meeting took over 3
123 hours.

124 Ms. Cross commented on that cleaning of the white fence along hole #11 needs to be completed,
125 pool gates need to be replaced at the gate near the Lanai and at the back of the pool, and the Guard
126 shack was painted with the addition of new floors and the toilet was fixed.

127 Mr. Lewis made comments regarding the key FOBs on two gates and electric needs, additional
128 lighting at the front and back gate is needed, and dead plant issues need to be addressed, and
129 requested that quotes be obtained for this. He stated that more action needs to be taken on
130 landscaping issues, and there is a need for a water softener for the pool system to help eliminate
131 staining contaminants, such as iron.

132

133 **EIGHTH ORDER OF BUSINESS** **Adjournment**

134 On MOTION by Mr. Loar, seconded by Ms. Cross, with all in favor, motion
135 to adjourn the meeting at 1:01 p.m. carried. 5-0

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Secretary/ Assistant Secretary

Chairperson / Vice-Chairperson