



The Groves Community Development District

September 8, 2026

Agenda Package

TEAMS MEETING INFORMATION

<https://teams.microsoft.com/meet/276580534349890?p=VXy7roS815TZAVNjxt>

Meeting ID: 276 580 534 349 890

Passcode: QE7m7kj9

2005 Pan Am Circle, Suite 300
Tampa FL 33607

CLEAR PARTNERSHIPS



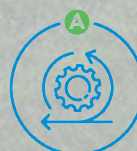
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

The Groves Community Development District

Board of Supervisors

Jimmy Allison, Chairman
Richard Loar, Vice Chairman
Sandy Cross, Assistant Secretary
Joel Watkins, Assistant Secretary
Jim Lewis, Assistant Secretary

District Staff

Wendi McAnn, District Manager
Kilinski / Van Wyk, District Counsel
Stephen Brletic, District Engineer
Howard Neal, Area Manager
Clint Robinson, Assistant District Manager/Assistant Clubhouse Manager
Melissa Williams, District Admin
Christian Haller, District Accountant

Regular Meeting Agenda

Tuesday, September 8, 2026, at 10:00 a.m.

The Regular Meeting of The Groves Community Development District will be held on September 8, 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:

<https://teams.microsoft.com/meet/276580534349890?p=VXy7roS815TZAVNjxt>

Meeting ID: 276 580 534 349 890 **Passcode:** QE7m7kj9

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 2026-13; Goals & Objectives.....Page 4
- B. Consideration of Pickleball Fence Addition.....Page 11
- C. Consideration of Ballroom Proposal.....Page 15
- D. Discussion on District Insurance Findings.....Page 19
- E. Discussion of OLM Bid Sheet and Landscape.....Page 21
- F. Discussion of Tennis Windscreen
- G. Discussion of Turn Bar Contract Notification

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer.....Page 27
- C. Aquatics Report.....Page 29
- D. Clubhouse Manager.....Page 42
- E. District Manager.....Page 45

6. BUSINESS ADMINISTRATION

A. Consideration of Meeting Minutes August 4, 2026.....Page 46

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

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

10. ADJOURNMENT

Next regularly scheduled meeting is Tuesday, October 6, 2026, at 10:00 a.m.

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this **8TH** day of **SEPTEMBER** 2026.

ATTEST:

**THE GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: September 8, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

The Groves Community Development District

District Manager: _____

Date: _____

Printed Name: _____

The Groves Community Development District

Dear CDD Board member _____

I hope this note finds you well. I'm reaching out with a quick request.

My ask: Could you please email Wendi McAnn, our CDD Manager, to place me on the September CDD Meeting agenda? She needs to hear from you by Wednesday to make that happen.

What I'm proposing:

- I'd like approval to personally fund permanent chain-link fencing with 3' gates between our Pickleball and Tennis courts.
- Right now, balls are rolling from one court into another mid-play, catching players off guard. As our snowbird neighbors return and daily play picks up, that trip-and-fall risk only grows.
- I'm not asking the CDD to spend a dime up front. I'll cover the cost myself, and simply be reimbursed afterward from proceeds of The Groves Fundraising Pickleball Tournament (an estimated \$9,806.25).
- AAA Court Surfaces, LLC — the same vetted company that resurfaced our courts last year — would do the installation, keeping our resurfacing warranty intact.

Why it matters beyond safety:

- Prospective residents who love pickleball notice details like this. A community that visibly invests in player safety and quality equipment makes a strong first impression.
- Our tournament will put these courts in front of visiting players from other communities — a great chance to show off a community that takes care of its own.

Thank you for considering this, and for everything you do to keep our community running smoothly. I'm happy to answer any questions before or during the meeting.

Respectfully,

Val Thomopalos

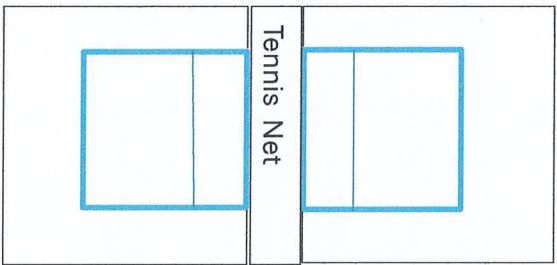
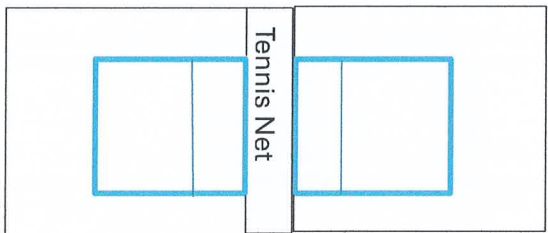
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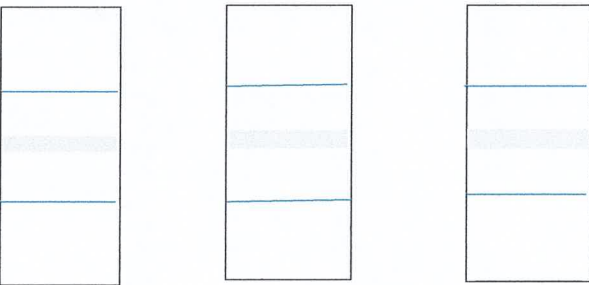
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Gate
Entry/Exit



3 New Pickleball Courts

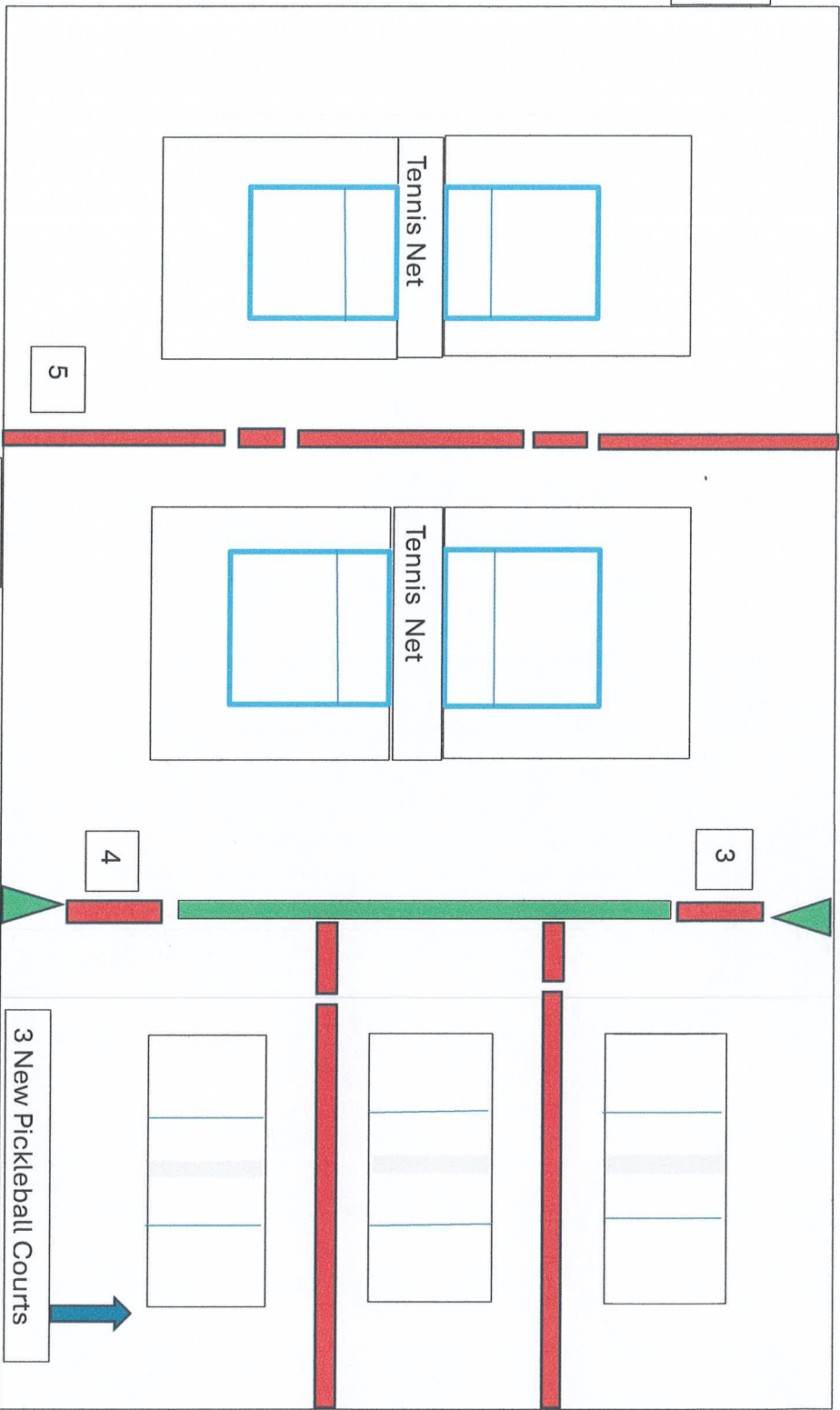


Gate
Entry/Exit

Main Gate
Entry/Exit

The Groves Golf and Country Club - Estimate/Contract # 1160 Dated: 11/24/2025
7924 Melogold Circle, Land O Lakes, Florida 34637
Pickleball Club President (New) – Val Thomopalos

Cell: (813) 833-7518 / Email: Val@MySafeCPR.com



- 1) Pickleball Divider - 60' Chain-link fence and Gate (Southwest Side)
- 2) Pickleball Divider - 60' Chain-link fence and Gate (Northwest Side)

- 1) Pickleball Divider - 60' Chain-link fence and Gate (Southwest Side)
- 2) Pickleball Divider - 60' Chain-link fence and Gate (Northwest Side)
- 3) Gate – (Southwest Side)
- 4) Gate – (Northwest Side)
- 5) Chain-link fence with 2-Gates (East Side of Courts)

The Groves Golf and Country Club - Estimate/Contract # 1160 Dated: 11/24/2025
7924 Melogold Circle, Land O Lakes, Florida 34637
Pickleball Club President (New) – Val Thomopalos - Cell: (813) 833-7518 / Email: Val@MySafeCPR.com



ESTIMATE / CONTRACT

AAA COURT SURFACES, LLC

22173 SW 61st Ave
Boca Raton, FL 33428

561-756-0757

aaacourtsurfaces@gmail.com

www.aaacourtsurfaces.com

PROJECT ADDRESS

The Groves Golf and
Country Club
7924 Melogold Cir,
Land O' Lakes, FL 346337

PROJECT NAME

Groves- Fencing

DATE

8/14/2026

ESTIMATE / CONTRACT

3260

SCOPE OF WORK

Installation of black vinyl chain link fences 4FT high

3' Gates

Mobilization-

Warranty Period: 2 years from the date of installation.

Coverage:

This warranty covers defects in workmanship and installation of the fence railing provided by AAA Court Surfaces, LLC. If the railing becomes loose, unstable, or shows signs of improper installation during the warranty period, AAA Court Surfaces will repair or replace the affected sections at no cost to the customer.

Exclusions:

This warranty does not cover:

- Damage caused by accidents, misuse, or unauthorized modifications.
- Natural wear and tear, rusting, or environmental factors such as severe weather, or floods.
- Improper maintenance or negligence by the customer.

Payment Terms:

- 50% deposit due upon contract signing.
- Remaining balance due upon job completion.
- 5% late fee applied if payment isn't made within 10 days of completion.

QTY	U/M	COST	TOTAL
235	LF	28.75	6,756.25
6	EA	425.00	2,550.00
		500.00	500.00

NOTES / TERMS

- Prices include labor and materials.
- Weather permitting. Schedule subject to change.
- Deposit of 50% required to schedule.
- Final payment due within 10 days of completion.
- Warranty: 1 year on workmanship and materials.
- Price is valid for 30 days from the date of this estimate.

Thank you for choosing
AAA Court Surfaces, LLC.

We appreciate your business
and look forward to
working with you.

TOTAL COST \$9,806.25

AUTHORIZED BY: _____

DATE: _____

COLOR CHOICES

Playing Area _____ Out of Bounds _____ Kitchen _____ Lines _____ Basketball Keys _____

Customer Name: Inframark Wendi Mcann
Billing Address: 7924 Melogold Circle
Land O' Lakes, FL 34637 USA

Project Address: 7924 Melogold Circle
Land O' Lakes, FL 34637 USA



Avoid Mistakes... Trust Experience... Protect Your Investment...

We are a family-owned and operated company that considers our customers family. As such, we'll treat your roof with the care and attention it deserves with top-of-the-line products and unparalleled service. We know families stick together through thick and thin, and you can expect that same dedication from us when it comes to your roof.



Contract Includes:

1. All installation to conform to State and Local Building Codes.
2. Cleaning and disposing of all demoed debris.
3. Permit fees, dump fees, workers compensation costs, general liability costs and taxes included in total price.

\$0.00

Scope of Work: Demo/ Prep

- 1) Remove acoustic panels from walls.
- **LEAVE ALL CIELING MOUNTED ACOUSTIC TILES****
- 2) Remove vinyl base board
 - 3) Remove carpet from around the stage
 - 4) Remove the fireplace surround and the hearth top
 - 5) Remove cabinets inbetween columns
 - 6) Remove cabinets and shelves in between fireplace brick
 - 7) Remove and discard curtain drapes

\$4,550.00

SOW: Drywall Repair

All Acoustical panels and other items must be removed by contractor or others before this scope of work commences

- 1) Repair all drywall discrepancies about the room.
- 2) Cut, remove and replace drywall seam tape on ceiling for a uniform finish

****HVAC to inspect and correct any ducting condensation discrepancies prior to drywall work, not accounted for in this estimate****

\$11,700.00

SOW: Audio Video Upgrade - Banquet Center**We propose materials and labor to:**

1. Install JBL Control 29AV 8" Commercial Surface Mount Speaker (6 speakers)
2. Install Power Conditioner; 12-Outlet; 4 High-Current; Detachable Power; Surge (1 item conditioner)
3. Install Emotiva BasX A8Z Zone Amplifier (1 item)
4. Install 14/4 Speaker Wire; Cl-Rated; House Brand; Bulk; 500FT Spool (1 item)

\$16,085.00

SOW: Interior Paint

- 1) Following all drywall repair, prime and paint the walls and ceiling
 - o Ceiling flat white
 - o Room body(above chair rail) color____TBD
 - o Trim color (chair rail to baseboard) color____TBD
 - o Door color

\$20,000.00

SOW: Fireplace

- 1) Prime and paint all brick soft white
- 2) Manufacture and install a mantle beam
- 3) Manufacture and install a mantle hearth in same lumber material as beam

\$9,500.00

\$36,853.00

\$8,878.00

\$6,200.00

\$6,500.00

\$1,650.00

\$29,500.00

WWW.ARRYSROOFING.COM | LICENSE NUMBER'S: CCC1326986 • CGC1525413 • EC13015199

UNFORESEEN CONDITIONS/EXTRAS FORM

Customer acknowledges that there are certain conditions inherent in roofing construction that are often difficult or impossible to identify or to measure prior to Contractor's commencement of the work. These unforeseen (or hidden) conditions generally are not discovered until some point after portions of the roof are removed or uncovered. Accordingly, Customer acknowledges that time is of the essence with regard to Contractor's ability to quickly and safely complete its work, and as such, Customer agrees that in the event that certain additional work and/or materials are necessary for the proper completion of the project that Contractor is permitted to perform such additional work at its discretion and that Customer shall pay Contractor in accordance with the below pricing schedule. Such additional work will be performed only on an asneeded basis. Contractor will make every effort to photograph any extra work; however, as time is of the essence, Customer agrees that such documentation is not a condition precedent to Customer's obligation to pay for the extra work provided.

NOTE: Regarding woodwork pricing below, replacement of woodwork does not include the replacement of wood discovered to have been damaged by termites, and does not include structural work (e.g., trusses, beams, bearing walls, etc.).

NOTE: Contractor will not be responsible for any bowed wood or dips in roof. If deemed necessary to be corrected it shall be invoiced separately. Contractor is NOT to be responsible for painting any replaced wood.

- Add \$10.00 per sheet, per story, over one story for wood replacement
- Add \$4.00 per foot, per story, over one story for per foot wood replacement.

- Painting of new wood in NOT included in the prices below.
- Pricing is for whole units of wood type, only divisible by half quantities.

White/Yellow Pine - Trim - Fascia (Pre-Primed)		
Size	Price	Unit
1x2 or 1x3	\$7.00	Per Foot
1x4	\$8.00	Per Foot
1x6	\$9.00	Per Foot
1x8	\$10.00	Per Foot
1x10	\$11.00	Per Foot
1x12	\$12.00	Per Foot

White/Yellow Pine - Trim - Sub Fascia - Rafters - Structural		
Size	Price	Unit
2x4	\$7.00	Per Foot
2x6	\$8.00	Per Foot
2x8	\$9.00	Per Foot
2x10	\$10.00	Per Foot
2x12	\$12.00	Per Foot

Plywood - Sheathing - Decking		
Size	Price	Unit
1/2"	\$85.00	Per Sheet
5/8"	\$95.00	Per Sheet
3/4"	\$105.00	Per Sheet
1x6	\$5.00	Per Foot
1x8	\$6.00	Per Foot
1x10	\$7.00	Per Foot
1x12	\$8.00	Per Foot

Cedar Trim - Fascia (Pre-Primed)		
Size	Price	Unit
1x2	\$8.00	Per Foot
1x3	\$9.00	Per Foot
1x4	\$10.00	Per Foot
1x6	\$13.00	Per Foot
1x8	\$15.00	Per Foot
1x10	\$18.00	Per Foot
1x12	\$29.00	Per Foot

Cedar Trim - Sub Fascia - Rafters - Structural		
Size	Price	Unit
2x4	\$14.00	Per Foot
2x6	\$25.00	Per Foot
2x8	\$36.00	Per Foot
2x10	\$43.00	Per Foot
2x12	\$64.00	Per Foot

Upgraded Wood		
Add \$10.00 per foot for T1-11		
Add \$2.00 per foot for Tounge & Groove		
Add \$2.00 per foot for Hardie Board		

Flashings - Stucco - Siding		
Detail	Price	Unit
Remove & Install - New flashing & counter-flashing "surface mounting"	\$30.00	Per Foot
Remove & Replace - Siding / stucco & install new flashings & counter-flashing **Stucco / siding to be reinstalled back by others	\$50.00	Per Foot
Remove & Replace - Siding - install new flashing & waterproof & Install new siding back to match exisiting & paint	\$100.00	Per Foot
Remove & Replace - Stucco - install new flashing & waterproof & Install new stucco back to match exisiting & paint	\$150.00	Per Foot
Minimum charge - flashing less than 10'	\$1,500.00	Per Unit

CUSTOMER ACCEPTANCE/ACKNOWLEDGEMENT :

I have Read and Understand and Agree to be Bound by the terms of this document, the Terms & Conditions and all applicable Contract documents. By signing below, I am attesting that I am the owner of the property where work is to be performed, or otherwise an authorized agent signing on behalf of the owner.

Customer Signature

Signature Date

The Groves CDD – FY 2027 Insurance

The **FY 2027 budget includes \$70,000 for liability insurance**. As part of the budget process, staff advised EGIS that the District would be shopping for its insurance coverage to determine if better pricing was available.

A proposal was received from **Poe & Brown/FGIT totaling \$63,709**. While this was below the \$70,000 budget, the comparison showed that the proposal provided less coverage in several areas and did not include certain coverages.

After being advised that the District was shopping the market, **EGIS reduced its liability insurance renewal to \$52,930**.

Public Officials Insurance and Workers' Compensation remained the same as budgeted for FY 2027.

Budget Impact

With **\$70,000 budgeted** and the revised liability premium of **\$52,930**, the District is approximately **\$17,070 under budget** for liability insurance.

Recommendation

The competitive review was successful. EGIS reduced its pricing while maintaining the District's existing coverage. Staff recommends **remaining with FIA / EGIS for FY 2027**.

The Groves Community Development District Coverage Comparison

Deductibles	PGIT 2026-27 Proposal	FIA 2026-27 Proposal
Property - All Other Perils	\$2,500	\$2,500
	5%	5%
Property - Named Storm	Subject to a min. of \$10,000	Subject to a min. of \$10,000
	\$2,500	\$2,500
Property - Flood	Except Flood Zones A & V	Except Flood Zones A & V
Property - Earth Movement	\$2,500	\$2,500
Property - Equipment Breakdown / Boiler & Machinery	\$2,500	\$2,500
Property - Inland Marine	\$1,000	\$1,000
Crime Coverage	\$1,000	\$1,000
Employment Practices Liability	\$0	\$0
Public Officials Liability	\$0	\$0
General Liability	\$0	\$0
Liquor Liability	No Coverage	\$0
Cyber Liability	\$25,000	\$0

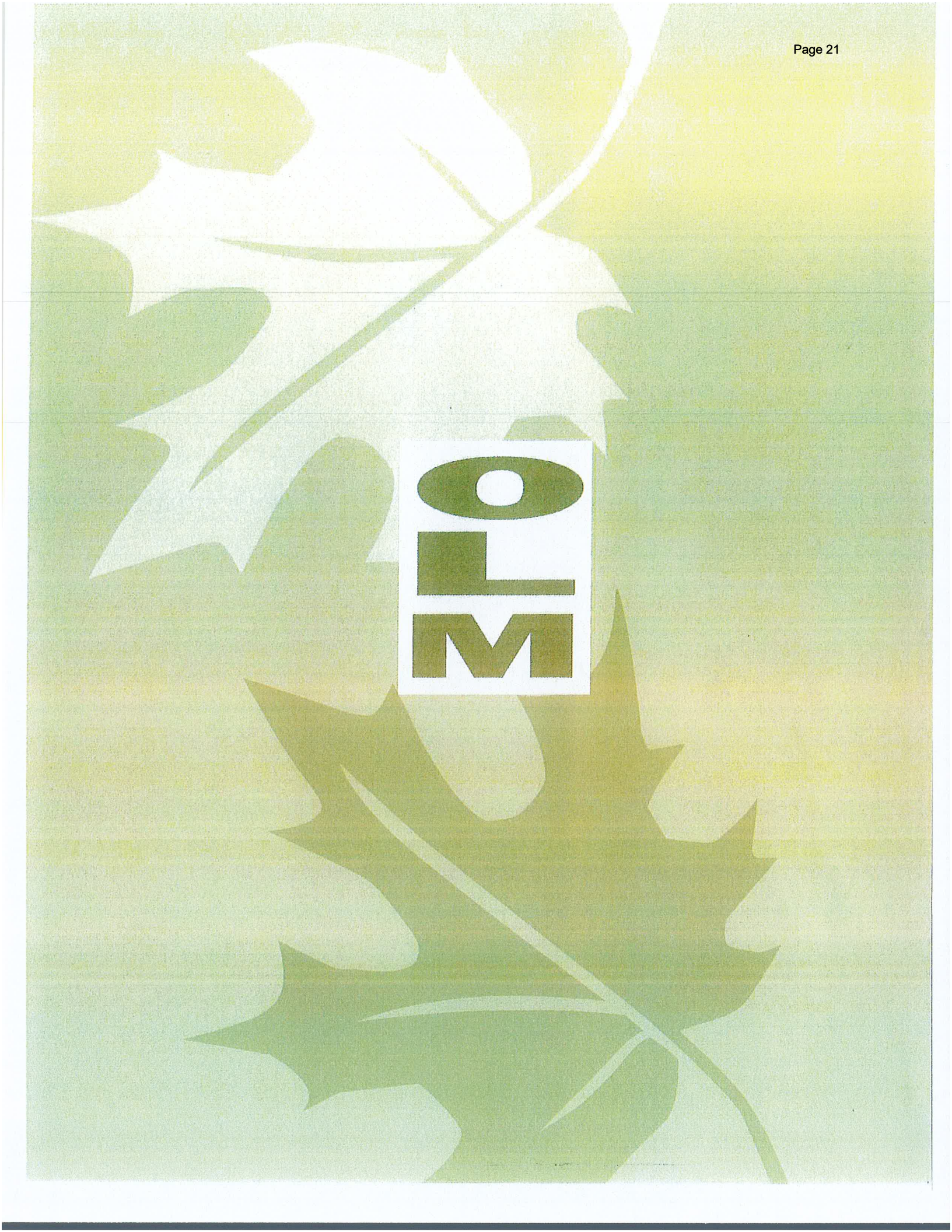
Property Coverages	PGIT 2026-27 Proposal	FIA 2026-27 Proposal
Total Insured Value - Property	\$8,010,670	\$8,211,508
Inland Marine	\$1,114,412	\$128,266
	\$1,000,000*	Full Property Value*
Flood	Excess of NFIP for Flood Zones A and V	Excess of NFIP for Flood Zones A and V
Earth Movement	\$1,000,000	Full Property Value
Loss of Business Income	\$500,000	\$1,000,000
Additional Expense	\$1,000,000	\$1,000,000
Expediting Expenses	\$5,000	\$250,000
Debris Removal	Greater of \$250,000 or 25%	Greater of \$250,000 or 25%
Preservation of Property	\$250,000	\$250,000
Property in Transit	\$250,000	\$1,000,000
Crime Coverage	\$100,000	\$100,000
TRIA	Not Included	Included

Liability Coverages	PGIT 2026-27 Proposal	FIA 2026-27 Proposal
General Liability - overall	\$1,000,000	\$1,000,000
General Liability - Medical Payments	\$5,000	\$5,000
Liquor Liability	No Coverage	\$1,000,000 / \$2,000,000
Employee Benefits Liability	\$1,000,000	\$1,000,000
Public Officials Liability	\$1,000,000	\$1,000,000 / \$2,000,000
Employment Practices Liability (EPLI)	\$1,000,000	\$1,000,000 / \$2,000,000
Deadly Weapon Protection	\$1,000,000	\$1,000,000
Non-Monetary Aggregate	\$100,000	\$100,000
Cyber (most coverages)	\$2,000,000	\$100,000
Cyber - Funds Transfer Fraud / Social Engineering	\$500,000	\$25,000

Package Premium	PGIT 2026-27	FIA 2026-27
	\$61,709	\$56,852

Workers Compensation Premium	PGIT 2026-27	FIA 2026-27
	\$2,000	\$850

Total Premium	\$63,709	\$57,702	\$6,007	9.4%
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**LO
M**

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

COMPANY	LANDSCAPE MAINTENANCE TOTAL	1ST YEAR GRAND TOTAL	2ND YEAR GRAND TOTAL	3RD YEAR GRAND TOTAL
United Land	\$158,057.00	\$158,057.00	\$158,057.00	\$158,057.00
Yardnique (ASI)	\$169,538.00	\$169,538.00	\$169,538.00	\$178,014.00
Yellowstone	\$186,360.00	\$186,360.00	\$186,360.00	\$190,080.00
Juniper	\$189,996.00	\$189,996.00	\$189,996.00	\$196,645.00
JRN	\$207,668.00	\$207,668.00	\$207,668.00	\$214,932.00
Fieldstone	\$219,640.00	\$219,640.00	\$226,230.00	\$233,020.00
Sunrise	\$229,402.00	\$229,402.00	\$237,431.00	\$245,741.00
Crowder's	\$264,612.00	\$264,612.00	\$273,900.00	\$283,500.00

MEMORANDUM

Date: August 18, 2026

To: Tom Scholl, Community Association Manager

To: Wendy McAnn, District Manager

From: Paul Woods, Region Consultant - Florida, OLM, Inc.

Re: Landscape Maintenance Bid Summary and Recommendations

Purpose

This memorandum summarizes the landscape maintenance procurement process for **The Groves**, identifies the costs submitted by participating vendors, provides observations and recommendations for Board consideration. Please share this memorandum and the accompanying attachments with the respective Boards for review.

Bid Summary

Bids were received from eight full-service companies: Sunrise, JNR, United, Fieldstone, Juniper, ASI, Crowder, and Yellowstone.

CDD Recommendation

Based on the anticipated scope and procurement considerations, the CDD portion was expected to exceed the applicable statutory threshold. In the District's best interest, we recommend that the CDD reject all bids at the next meeting, maintain the current contractual relationship with Davey, and confirm Davey's continued responsibility for plant healthcare during the warranty period. The cost information received through this process may be used to support future budget planning while the District conducts a public bid process in FY27. Once confirmed, OLM, Inc. will notify all participants of this decision.

Vendor Participation

A broad bid pool was developed for this procurement. Several companies elected not to participate, including Landscape Workshop, Green4Us, Down to Earth, and Davey. The incumbent vendor's decision (Davey) not to submit a proposal limits the Boards' ability to compare pricing based on historical service experience, actual labor and material assumptions. Nonetheless, the number of participating vendors provides a competitive basis for evaluation.

Association Evaluation Approach

Because landscape maintenance proposals often vary in scope interpretation, staffing assumptions, pricing methodology, and service approach, cost should be considered as one component of the overall evaluation rather than the sole determining factor.

The Scoring Criteria is intended to support a consistent review of each submittal and help the Boards reach consensus. For comparison purposes, we suggest close review of the lowest competitive bidders which appear to be Yardnique and Juniper based on raw data.

Our suggestion for items of value during the Board read through of bids would include:

Evaluation Criterion	Notes
Personnel commitments	Review staffing by position, crew, or functional group.
Cost proposal	Review total association cost, excluding the CDD cost.
Relevant community experience	Consider experience with large maintenance-free communities.
Safety commitment	Evaluate safety practices, training, and demonstrated commitment.
Understands Scope	Assess the proposed approach for service delivery and transition. aka 'Plan of Attack'
Financial Capacity	Business stability, DNB, Credit or Banking contact, et al
Technical resources	Consider irrigation, training, horticulture, and other key support staff.
Self-inspection process	Review quality-control tools such as Site Audit Pro, Aspire, or similar systems.
Communication and customer service	Evaluate communication systems that support work order responsiveness and service quality.

After completing the scoring tool, the Board may wish to develop a short list of three or four companies for interviews, additional review, or group re-scoring to support consensus. Key considerations should include experience with large maintenance-free communities, commitment to safety, personnel commitments by position or group, proposed service approach, technical staffing in irrigation and horticulture, training resources, self-inspection procedures, and communication systems that support responsive customer service. A 'best and final pricing' would be appropriate for the short-listed bidders. OLM will send thank you on behalf of the Board's and dismiss any firms no longer in consideration.

Next Steps

Time remains a critical element. OLM can, to the best of our ability, clarify any responses, including pointed reconsideration of price if the Board wishes us to ask a single bidder a direct question as opposed to a 'best and final' approach. Following vendor selection and confirmation of any pricing adjustments, final signature copies should be prepared, incorporate the two addenda, any necessary typographic clarifications and issued in advance of the October 1, 2026 start date.

EVALUATION CRITERIA THE GROVES

NAME OF COMPANY: _____

1. Personnel

(20 Points Possible) (_____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management, Technical and Supervisory Personnel

Name Years Exp.

1. _____

2. _____

3. _____

4. _____

Proposed Staffing Levels

Landscape Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

2. Price (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for the Contract Amount. THE TOTAL OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25).

$(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

3. Experience (20 Points Possible) (_____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc).

4. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the Association's needs for the services requested? Does it provide all information as requested by the Association including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

5. Financial Capacity (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the Association as well as any references to Dun and Bradstreet, credit rating, Better Business Bureau score or financial institution contact.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to mulch quantities based on Contractor's field measurements).

Proposer's Total Score (100 Points Possible) _____ Points Awarded



The Groves CDD ENGINEER'S REPORT FOR September 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Owen's Corning Weardeck Warranty Letter

The CDD received an official response from Owen's Corning regarding their inspection and assessment of the warranty claim made on August 5, 2026. They have made the decision to deny the claim stating that the material is performing within the manufacturer's specification. The board has 2 options.

1. Continue to monitor the material's condition and record any further issues. If the material continues to exhibit signs of continued degradation, a subsequent claim can still be filed under the material warranty.
2. Get a material/structural expert to aid the CDD with their own independent assessment and fight the claim determination. Note, this option would be very difficult and costly to move forward.



August 10, 2026

THE GROVE CDD
7924 MELOGOLD CIR
LAND O LAKES, FL 34637

Claim #: 20625866

Dear Grove CDD,

Thank you for being a customer of Owens Corning Engineered Components, LLC ("Owens Corning").

This letter is regarding the warranty claim you submitted concerning the performance of your Owens Corning Lumber product, specifically related to concerns of delamination/bubbling.

Based on the inspection that took place at the site on August 5, 2026, Owens Corning reviewed the conditions presented and determined that the material is performing within Owens Corning's manufacturing specifications and does not exhibit a warrantable defect.

As a result, we are unable to approve warranty coverage for this claim at this time.

Please know that your claim will remain on record with Owens Corning. Should you have any additional concerns regarding your Owens Corning product in the future, please contact us at 1-833-627-7100 or by email at Claims.OCLumberWarranty@owenscorning.com. When contacting us, please reference the claim number in the subject line of your email or during your call.

We appreciate your business and thank you for providing us the opportunity to review your concerns.

Sincerely,

Libby

Owens Corning Engineered Components, LLC
P: **833-627-7100**
Email: Claims.OCLumberWarranty@owenscorning.com





The Groves CDD Aquatics

Inspection Date:

8/31/2026 12:18 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



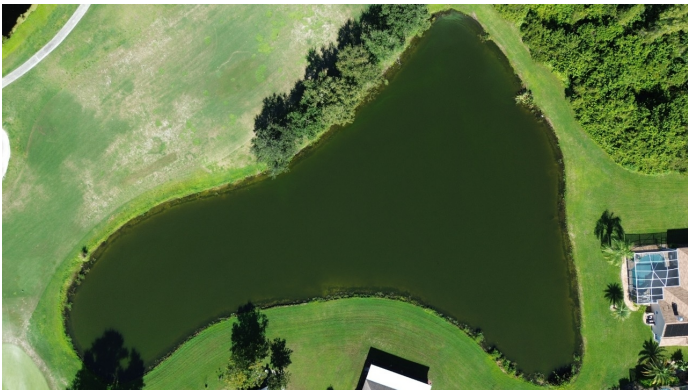
Comments:

Minimal seasonal grass growth at the water's edge. A technician is on site today to address.
No algae observed.

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

SITE: 2A

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Early signs of a planktonic algae bloom present.
Mild shoreline grass growth.
The technician was headed to treat this pond as I pulled away after taking photos.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		☒ Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Cattails

SITE: 2B

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



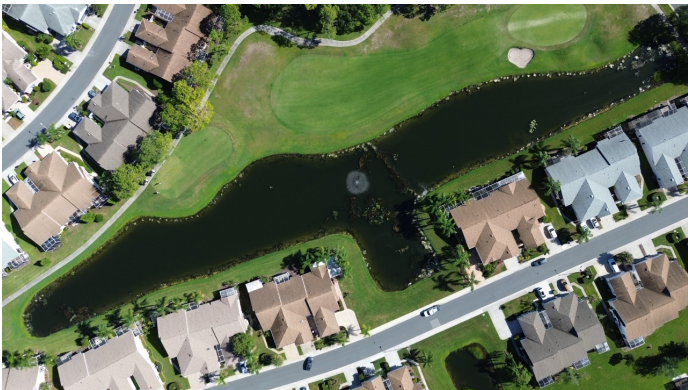
Comments:

It appears a technician had just treated the planktonic algae before I arrived. Grasses would have been addressed at that time as well.

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

SITE: 3A

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving



Comments:

I had just completed the second Lyngbya treatment a few minutes before taking these photos. Huge improvement since the first visit. The technician on site will follow up with other algaecides later today. Grasses will also be addressed at that time.

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

SITE: 3B

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grass present. Most of these are residual from before the shallow sections of the pond refilled with water. A technician will treat these today. No algae observed.

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

SITE: 7

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Planktonic algae and notable nuisance grass growth both present. I have notified the technician to address these heavily today.

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

SITE: 19

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Mild emergent grass growth in visible areas. Other sections, mainly behind Cleopatra Dr, has notable Salvinia growth. It's the normal growth I see after rain in the summer; almost every ditch has it right now. The best course of action is to allow it to flush naturally. Emergent grasses will be treated normally. No algae observed.

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

SITE: 20

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Heavy Salvinia coverage. We will be employing the same methods here as mentioned earlier. No algae observed.

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

SITE: 21

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very early Salvinia growth present. This ditch historically doesn't get as much growth as the others. We will attempt to clear what is there now before it spreads. No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Salvinia

SITE: 22

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Lily growth has been exceptional this year and this pond/wetland is not exempt. We are drafting a renewal for quarterly treatments now to continue treating this area. No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Lilies

MANAGEMENT SUMMARY



We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D1/Moderate for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

Mixed conditions observed today. Most of the issues noted are from recent heavy rain. Salvinia in the ditches typically flows in from the wetlands this time of year and planktonic algae blooms quickly from nutrient influx. We have treatment plans in place for both.

Nuisance grasses have stayed on-pace for the season. New herbicide mixes have been effective thus far at keeping up, so we will continue using these for now.

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: Aug 31, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 3, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

Treated canal for heavy sylvia and weeds, removed trash treated ponds do grasses

Weather Conditions:

Partly cloudy with showers Mon, Aug 3, 2026, 2:05 PM



84°F

74°F

Wind: 12 mph

Humidity: 96%

Total Precip: 1.17"

Attachments: 11





Printed: Aug 31, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 17, 2026

Job: SE1064 The Groves CDD

Title:

Added By: Joshua Britto

Log Notes:

6g treated for spike rush

3a, treated for heavy lyngbya and grasses

3b, treated for minor algae and grasses

5, treated for grasses

Sump 14 treated for grasses

7 inspection

1, inspection

2b, inspection

7, inspection

19 inspection

Weather Conditions:

Mostly sunny Mon, Aug 17, 2026, 2:50 PM

**97°F****75°F**

Wind: 10 mph

Humidity: 92%

Total Precip: 0"

Attachments: 12





Printed: Aug 31, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 20, 2026

Job: SE1064 The Groves CDD**Title:****Added By:** Matt Goldrick**Log Notes:**

Dosed FN and 19 with Schooner

Treated 3A with Greenclean. Immediate results evident

Weather Conditions:

Partly cloudy with thunderstorms Thu, Aug 20, 2026, 1:10 PM

**94°F**

Wind: 5 mph

74°F

Humidity: 92%

Total Precip: 0.46"

Attachments: 2



Printed: Aug 31, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 31, 2026

Job: SE1064 The Groves CDD**Title:** Pond 3A**Added By:** Matt Goldrick**Log Notes:**

Second treatment. Estimated 70% improvement in the last two weeks

Weather Conditions:

Partly cloudy with scattered storms Mon, Aug 31, 2026, 10:05 AM

**93°F**

Wind: 3 mph

74°F

Humidity: 97%

Total Precip: 0.39"

Attachments: 1



Manager Report

August 14, 2026

Landscape

- Collecting quotes for hardwood trimming along Melogold Circle.
- Landscaping enhancement resume, plan to complete by mid September.
- Trees trimmed along Fallglo sidewalk.
- Trees trimmed along Diamonte sidewalk.

Ponds

- Steadfast continues to treat pond 3A. It's monitored daily.



Restaurant

- SIS appliance repaired faulty cooking equipment (Stove and fryer)
- Clearwater Gas on site to replace Gas meter for restaurant
- Drains jetted for dishwasher lines

- Screen door hinges in restaurant Lanai replaced.
- Restaurant drain cleaning completed it was delayed due to the grease trap being full.
- Walk-in cooler serviced.
- CDD kitchen faucet replaced.



Pool

- Small leak in electric spa heater repaired.
- This filter was pulled from the city water that was installed to help mitigate staining of pool. Filter is changed out every 2 weeks by staff.



- New 5-micron filter installed on city water line.
- 10 new umbrellas ordered for Pool Area.

Field & Maintenance

- Lanai walls and ceiling painted.
- New umbrella at Tennis Courts.

- Plants removed at Tennis Court Entrances
- Landscaping barrier installed at tennis courts.
- New seat installed on recumbent bike.
- Broken pool gate access sensor repaired.
- Air Conditioner filters replaced (this is done quarterly).
- Motor replacement for craft room A/C.
- New cable has been installed in the multi gym system.
- Parts on backorder for the Elliptic machines. We call each week for an update.
- Podium repaired, the legs were sheared off the base.
- Groves sign at front entrance refurbished in house by staff.
- Festive Groves Rd, Led Sign frame removed.
- Filters changed in A/C handlers.

Administrative

- Emergency light bulbs & Sensors changed in lobby.
- Inoperable water fountain removed at pro-shop.
- Calendar for upcoming season started with Ladies Golf Association
- Newsletter Article Written
- Tools purchased for staff, basics for repairs and gate fixes.
- Pond review with Steadfast on 8/20/26.
- Confirmed Steadfast is performing additional quarterly spraying on pond #22.
- Staff training on Harassment in the Workplace 1 hour training was conducted.
- Communication with residents on pool temperature during summer months.
Pool is 87 degrees chilled. Some residents request that it be chilled to 82-86 degrees others would prefer it to be 90 degrees.

FRONT / BACK GATE

- New relay switch installed on Visitor gate to protect the swing gate. .
- Eight gate strikes during the month of July.
- Ordered and received two DK barrier arms.
- Broken uprights welded on front swing gates.
- Stop Sign & broken finials on front entry gate reinstalled.

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – August 2026

- Attended Opening of Landscape Bids for OLM
- Emergency Handbook Completed
- Met with Accountant to discuss the need for Budget amendment for FYE 2026
- Steadfast will continue additional services for Pond #22
- Completed paperwork for Egis insurance

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Page 46

The regular meeting of the Board of Supervisors of The Groves Community Development District was held on Tuesday August 4, 2026, and called to order at 10:00 a.m. at The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, Florida 34647.

Present and constituting a quorum were:

Jimmy Allison	Chairperson
Richard Loar	Vice Chairperson
Sandy Cross	Assistant Secretary
Joel Watkins	Assistant Secretary
Jim Lewis	Assistant Secretary

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

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

The Board received comments from residents, including a concern regarding the Turn Bar's inconsistent operating hours on Mondays and the lack of communication regarding those hours. Another resident expressed appreciation for Davey's landscaping services, while a third encouraged the Board to reconsider its decision not to include the full scope of work for OLM.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the FY2027 Budget

A. Consideration of Resolution 2026-10; Adopting Fiscal Year 2027 Budget

The meeting was paused to open the Public Hearing for the adoption of the Fiscal Year 2027 Budget.

On MOTION by Mr. Loar, seconded by Ms. Cross, motion made to open the Public Hearing carried. 5-0

District Counsel reviewed the public hearing process. The District Manager highlighted key components of the proposed budget and noted an annual assessment increase of \$120.13. With no further discussion from the Board and no comments from the public, the Board made a motion to adopt the Fiscal Year 2027 Budget.

On MOTION by Mr. Watkins, seconded by Ms. Cross, motion made to accept the Fiscal Year 2027 Budget, carried. 5-0

The Board then made a motion to close the Public Hearing and reconvene the regular meeting.

On MOTION by Mr. Loar, seconded by Ms. Cross, motion made to close the Public Hearing and reconvene the regular meeting, carried. 5-0

B. Consideration of Resolution 2026-11; Levying Non-ad Valorem Assessment

The Board made a motion to open a second Public Hearing to consider Resolution 2026-11; Levying Non-ad Valorem Assessment.

On MOTION by Mr. Loar, seconded by Ms. Cross to open second Public Hearing, carried. 5-0

There being no additional comments from the Board or the public, a motion was made to accept Resolution 2026-11; Levying Non-ad Valorem Assessment.

On MOTION by Mr. Loar, seconded by Mr. Watkins, motion to accept Resolution 2026-11; Levying Non-ad Valorem Assessment, carried. 5-0

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-12; Setting FY2027 Meeting Schedule

On MOTION by Mr. Loar, seconded by Ms. Cross, motion to accept Resolution 2026-12; Setting FY2027 Meeting Schedule, carried. 5-0

B. Discussion on Ballroom

Ms. Cross provided an update on the renovation project and shared feedback received from fellow Supervisors. She stated that she would be contacting the contractor to develop a revised project timeline and evaluate potential adjustments to the renovation plan based on the Board's input. Ms. Cross noted that Tuesdays, Wednesdays, and Thursdays are the days with the highest resident participation and attendance at community events, and requested that the contractor assess the impact on project pricing and scheduling if work is restricted from occurring on those days.

C. Discussion on OLM specs

Mr. Loar distributed a three-page handout to all Supervisors outlining portions of the OLM contract and discussed the need to reinstate items that had been omitted from the bid proposal. The Board engaged in discussion regarding the requested additions to the scope of work. Following discussion, Mr. Loar made a motion to amend the contract to include the omitted items, which was seconded by Mr. Watkins. Upon a vote, the motion failed. Supervisors Allison, Lewis, and Cross voted Nay, while Supervisors Watkins and Loar voted in favor. The motion did not pass.

On MOTION by Mr. Loar, seconded by Mr. Watkins, a motion to amend the contract to include the omitted items was made. Upon a vote, the motion to amend the contract to include the omitted items failed. 2-3

D. Consideration of BAL Engineering Proposal

Mr. Loar discussed the BAL Engineering proposal, emphasizing the need for the study and explaining its relevance to the District. Several Supervisors, including Mr. Lewis, expressed the opinion that the study was not necessary. Mr. Lewis stated that Mr. Loar could seek guidance and input from former colleagues with experience in the subject matter. Mr. Loar made a motion to approve the BAL Engineering proposal, but due to the lack of a second, the motion failed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

District Counsel requested clarification regarding the proposed pickleball tournament, specifically addressing restroom access, gate access procedures, and the requirement for pre-event and post-event inspections of the facility with District staff. Counsel advised that the agreement would be updated to incorporate these provisions and prepared for execution.

District Counsel also recommended that the Board appoint a liaison to serve as the primary point of contact for The Turn Bar in preparation for the upcoming contract review and renewal process.

B. District Engineer Report

With the District Engineer not being present at the meeting, the Board moved onto the next item on the agenda.

C. Aquatics Report

The Steadfast representative had nothing additional to report since he spoke during the audience comments portion of the meeting.

D. Clubhouse Manager Report

During the Manager's Report, a question was raised regarding the newly installed filter on the pool pump. Chair Allison and Supervisor Robinson explained the second phase of the treatment process that will be implemented to address and reduce rust staining in the pool.

The Board also discussed gate-related matters, including the collection and enforcement of fees associated with property damage caused at the gates.

E. District Manager

Ms. McAnn discussed the bridge review conducted with the contractor on August 5, 2026, at 11:00 a.m. and advised the Board to review and consider adjusting the hours of 813 Security to help ensure the District remains within budget for the upcoming fiscal year.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Meeting Held on July 7, 2026

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor,
motion to approve the July 7, 2026, Meeting Minutes carried. 5-0

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Loar reported that a dead tree on Festive Groves needs to be removed.

Mr. Watkins requested a copy of the liquor license.

Ms. Cross emphasized the importance of ensuring all key fobs are updated and that access credentials belonging to former residents are removed from the system.

Mr. Lewis inquired about the product being used for the lanai restoration project. He also requested that staff contact the racquet court contractor regarding the tennis court screens to obtain an update on their plan of action and timeline for addressing any outstanding issues.

NINETH ORDER OF BUSINESS

Audience Comments

Additional audience comments were received at the conclusion of the meeting. A resident inquired about the new furniture planned as part of the ballroom renovation project. Jennifer from Turn Bar informed the Board that the grease trap would be cleaned and inquired about signage along Route 41. She also advised that, through September, the Turn Bar will be opening at 3:30 p.m. on Mondays going forward.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Loar, seconded by Mr. Watkins, with all in favor,
motion to adjourn the meeting at 12:05 p.m. carried. 5-0

Secretary/ Assistant Secretary

Chairperson / Vice-Chairperson