

MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, July 8, 2025, 10:00 a.m.

14501 Grove Resort Avenue, Winter Garden, Florida 34787

Board Members present at roll call:

Bill Green	Chairperson	
Odyssey Leach	Vice Chairperson	
Alexander Dades	Assistant Secretary	
Peter Ricci	Assistant Secretary	(via phone)
Darren Gluck	Assistant Secretary	(via phone)

Also in attendance were:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Michael Eckert	Kutak Rock LLP	(via phone)
Kubra Metin	Kutak Rock LLP	(via phone)
Mark Wilson	Kimley-Horn	(via phone)
Richard Mills	Kimley-Horn	(via phone)
Ron Medina	AWH Partners	(via phone)
John Schilling	Spire Hotels	

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors' meeting to order at 10:00 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the May 13, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

ON MOTION from Mr. Leach, seconded by Mr. Green, with all in favor, the Board approved the Minutes of the May 13, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Business Matters

Consideration of Nuisance Species Reduction and Maintenance Proposals

- a. EcoTech Environmental
LLC**
- b. Meryman Environmental**

Ms. Gaarlandt noted there were two proposals before the Board and reviewed the costs.

Mr. Mills gave an overview of the proposals. He noted this is to control and maintain the nuisance species and is in response to the South Florida Water Management District's notice. He noted that EcoTech Environmental LLC proposal had a more detailed scope of work.

The Board discussed the proposals, costs, renewal clause, and terms. Mr. Eckert noted that his office will prepare an agreement for a one-time service, with options for the Board.

Ms. Gaarlandt noted that three maintenance follow-up appointments are included in the proposal from EcoTech.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved the Nuisance Species Reduction and Maintenance Proposal for EcoTech Environmental LLC, and authorization for the Chair to execute the contract, once prepared by District Counsel.

FIFTH ORDER OF BUSINESS

Review and Acceptance of the Public Facilities Report

Mr. Wilson gave an update and noted the site visit was completed last Thursday. The report will be finalized this week.

This item was deferred until the next meeting.

SIXTH ORDER OF BUSINESS

Ratification of the Data Sharing and Usage Agreement

Ms. Gaarlandt noted this is a standard agreement and updated on an annual basis.

ON MOTION from Mr. Leach, seconded by Mr. Ricci, with all in favor, the Board ratified the Data Sharing and Usage Agreement.

SEVENTH ORDER OF BUSINESS

Consideration of Payment Authorizations Nos. 227 – 231

Ms. Gaarlandt stated these are all for standard District expenses.

The Board reviewed the payment authorizations.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board approved Payment Authorizations Nos. 227-231.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials.

There was brief discussion regarding the budget to actual.

Mr. Montejano noted only about half of the assessments have been collected. The bond payment has been made.

No action was required.

NINTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert reminded the Board of the Form 1 deadline of July 1 and the annual Ethics Training due December 31. He noted that the assessment notices and all resolutions have been provided to District Management. Mr. Eckert stated that he had reviewed the notice that was required to be filed with the bond repository, due to the timing of the audit. Lastly, he has been in

communication with a representative for the community that is being built to the west of the Grove Resort. He is awaiting maps regarding the intersection improvements. There will be an easement required from the CDD, which will be discussed at the next Board meeting.

District Engineer – No report.

Facilities Manager – Mr. Schilling noted that all budgeted projects are completed. He also gave an update on the realignment of the intersection connection that will be taking place for the new community next to the Grove Resort. It was noted that there are multiple builders within that community, and they will be responsible for the stop light installation.

There was a brief discussion regarding the new community.

Mr. Schilling noted he will not be in attendance at the August meeting.

District Manager – Ms. Gaarlandt noted that coinciding with the next Board Meeting scheduled for August 12, 2025 will be the budget adoption public hearing.

There was a brief discussion regarding the registered voters within the District. It was noted there have been no updates. Ms. Gaarlandt will follow up with the Property Appraiser.

Mr. Jackson noted the assessment notices will be mailed out by the end of the week.

TENTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

There were no further Supervisor requests or audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

There was no further discussion.

ON MOTION by Mr. Green seconded by Mr. Leach with all in favor, the Board adjourned the July 8, 2025, Grove Resort Community Development District Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairman / Vice Chairman