MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, August 12, 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	
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	
Kubra Metin	Kutak Rock LLP	(via phone)
David Kuehn	Kimley-Horn	(via phone)
Ron Medina	AWH Partners	(via phone)

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 July 8, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board approved the Minutes of the July 8, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Setting a Regular Meeting Schedule for Fiscal Year 2025-2026**

Ms. Gaarlandt reviewed the annual meeting schedule and noted the meetings would remain the same as for the current fiscal year, which is the second Tuesday of the month, at 10:00 a.m., at the
current location. Meetings can be adjusted as needed.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved Resolution 2025-05, Setting a Regular Meeting Schedule for Fiscal Year 2025-2026.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Adopting Goals, Objectives, and Performance Measures and Standards**

Ms. Gaarlandt noted this is an annual statutory requirement that was implemented last year. The final report will be posted on the website prior to December 1st. The goals and objectives remain the same as they are all items the District already does on a regular basis.

There was brief discussion regarding future goals and objectives. It was noted these are items for the District. There was a recommendation to add the 5-year Capital Expenditure Plan and 10-year Capital Expenditure Plan to the goals and objectives. These will be presented to the Board once completed. Ms. Gaarlandt confirmed this will be added under Infrastructure Facility Maintenance. The performance measure will be the adoption of the Capital Plans.

There was discussion regarding the management and assets of the water park.

ON MOTION from Mr. Ricci, seconded by Mr. Leach, with all in favor, the Board approved Resolution 2025-06, Adopting Goals, Objectives, and Performance Measures and Standards, as amended.

SIXTH ORDER OF BUSINESS **Business Matters**

Public Hearing on the Adoption the Fiscal Year 2025-2026 Budget
- **Public Comments and Testimony**
- **Board Comments**

a) Consideration of Resolution 2025-07, Adopting the Fiscal Year 2025-2026 Budget and Appropriating Funds

b) Consideration of Resolution 2025-08, Adopting an Assessment Roll for the Fiscal Year 2025-2026 and Certifying Special Assessments for Collection, and Imposition of Operation & Maintenance Special Assessments

Ms. Gaarlandt noted the Public Hearings were noticed per statutory requirements.

ON MOTION from Mr. Dades, seconded by Mr. Leach, with all in favor, the Board opened the Public Hearing on the Adoption of the Fiscal Year 2025-2026 Budget.

It was noted the assessments were increased this year.

There were no public comments at this time.

ON MOTION from Mr. Leach, seconded by Mr. Ricci, with all in favor, the Board closed the Public Hearing on the Adoption of the Fiscal Year 2025-2026 Budget.

Ms. Gaarlandt noted this is the same overall budget that was previously reviewed. The budget has increased this year due to extra line items and fee increases.

The Board reviewed the budget and clarified the insurance amounts. It was noted the budget line items are actual expenditures plus the forecasted amount.

There was brief discussion regarding the carry forward budget. It was noted this covers the three months when there are no assessments coming in, but this will not always be needed. Ms. Gaarlandt noted the reserves can also be used for emergency purposes or future needs for the community.

It was noted the fiscal year runs October 1 through November 30.

There were no other Board comments at this time.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved Resolution 2025-07, Adopting the Fiscal Year 2025-2026 Budget and Appropriating Funds.

ON MOTION from Mr. Dades, seconded by Mr. Ricci, with all in favor, the Board opened the Public Hearing on the Adoption of the Assessment Roll and Imposition of Special Assessments.

There were no public comments at this time.

ON MOTION from Mr. Leach, seconded by Mr. Ricci, with all in favor, the Board closed the Public Hearing on the Adoption of the Assessment Roll and Imposition of Special Assessments.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board approved Resolution 2025-08, Adopting an Assessment Roll for Fiscal Year 2025-2026 and Certifying Special Assessments for Collection, and Imposition of Operation & Maintenance Special Assessments.

SEVENTH ORDER OF BUSINESS **Review and Acceptance of the Public Facilities Report**

Ms. Gaarlandt noted that District Counsel has reviewed the report and provided edits. were

Mr. Kuehn provided an update on the requested edits.

This item was deferred until the next meeting.

EIGHTH ORDER OF BUSINESS **Discussion of Easement Related to Intersection**

Mr. Eckert gave an overview. It was noted this is related to the intersection with the new community. The Developer will need an easement to take out landscaping and do roadwork. He also noted they have requested to be added to the District's signage. It was noted, District Counsel is awaiting a formal request for these items.

The Board discussed the phases of the new community and the projects that will affect the District.

There was brief discussion regarding the entrances to the new community. This included the possibility of having a shared fund for the shared intersection maintenance.

District Counsel will keep the Board updated.

NINTH ORDER OF BUSINESS **Consideration of Payment Authorizations No. 232**

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

The Board reviewed the payment authorizations.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved Payment Authorization No. 232.

TENTH ORDER OF BUSINESS **Review of Monthly Financials**

The Board reviewed the monthly financials.

No action was required.

ELEVENTH ORDER OF BUSINESS **<u>Other Business</u>**

Staff Reports

District Counsel – Mr. Eckert noted the Nuisance Species Maintenance and Reduction Agreement has been prepared and provided to the contractor for final signatures.

Mr. Eckert noted the comments for the Public Facilities Report have been sent in for review to the Chair and District Management. A final version will be brought before the Board for review.

Mr. Eckert noted there has been a lawsuit filed against the District. This has been turned over to Spire and the District's insurance company. It was noted the lawsuit is due to an unsecured landscaping feature falling over onto a guest in the lazy river who was injured. Mr. Eckert gave an overview of the legalities. A motion to dismiss is pending.

Mr. Eckert reminded the Board of the annual required Ethics Training that is due by the end of the year.

District Engineer – No report.

Facilities Manager – No report.

District Manager – Ms. Gaarlandt. reminded the Board that the next Board Meeting is scheduled for September 9, 2025.

There was brief discussion regarding the agenda for the next meeting. Ms. Gaarlandt will follow up as needed.

Mr. Jackson and Mr. Montejano have followed up regarding the audit report. It was noted it will be late as it will only be started next week. Ms. Gaarlandt recommended doing an RFP for the next audit. There was brief discussion regarding the audit report vendors. There was a recommendation to have a financial incentive for the vendor if they complete the report early or on time.

TWELFTH ORDER OF BUSINESS **Supervisor Requests & Audience Comments**

There was brief discussion regarding those who have registered permanent residency in the District. Mr. Jackson noted there is no way to actually follow up, but the addresses are possibly being used by homeless people.

There were no further Supervisor requests or audience comments.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

There was no further discussion.

ON MOTION by Mr. Green seconded by Mr. Ricci with all in favor, the Board adjourned the August 12, 2025, Grove Resort Community Development District Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman