

MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, September 9, 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	(via phone)
Kwame Jackson	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Michael Eckert	Kutak Rock LLP	(via phone)
Kubra Metin	Kutak Rock LLP	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Mr. Jackson 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.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the August 12, 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 August 12, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Business Matters

Consideration of Revised Agreement for Nuisance Species Reduction and Maintenance

Mr. Jackson gave an overview of the agreement and noted there is an updated proposal for the scope of services with an increased cost.

Mr. Eckert noted that due to the delay in the approval of the agreement, the cost increased.

There was brief discussion regarding the timing of the services.

ON MOTION from Mr. Green, seconded by Mr. Ricci, with all in favor, the Board approved the Revised Agreement for Nuisance Species Reduction and Maintenance.

FIFTH ORDER OF BUSINESS

Consideration of FY26 Insurance Renewal Proposal

Mr. Jackson reviewed the proposal and noted there is a 12% reduction in cost.

The Board discussed the options and the variance in the deductible between the two options.

Ms. Gaarlandt noted the budget was previously set with option 2 to align with what has been selected in previous years by the Boards.

Mr. Dades asked if the Board selected the lower premium of option 1, if the savings could be assigned to the Reserve Fund.

Mr. Montejano confirmed.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved the FY26 Insurance Renewal Proposal, with Option 1 (7.5% deductible).

SIXTH ORDER OF BUSINESS

Review and Acceptance of the Public Facilities Report

Mr. Jackson presented the updated report.

It was noted the report has been reviewed by District Counsel. The pool capacity has now been included in the report.

Mr. Leach requested a detailed invoice from Kimley-Horn. Mr. Montejano noted he has already requested detailed descriptions and is awaiting a response from Kimley-Horn.

ON MOTION from Mr. Dades, seconded by Mr. Ricci, with all in favor, the Board accepted the Public Facilities Report, contingent upon receiving a detailed Invoice from Kimley-Horn, and authorized the Vice Chair to give final sign off on the report.

SEVENTH ORDER OF BUSINESS

Discussion of Easement Related to Intersection

Mr. Eckert gave an overview related to the new development behind the District. He noted a final package has not been received from the development team.

The Board briefly discussed the easement related to the intersection.

Mr. Ricci had questions related to the maintenance and the signage in that area.

Mr. Eckert noted this is not on CDD land, but if maintained by the CDD, the District will need a right of entry to do so. If any costs are incurred, there should be reimbursement. Mr. Eckert will follow up.

This will stay on the agenda.

EIGHTH ORDER OF BUSINESS

Ratification of Payment Authorizations Nos. 233 - 235

The Board reviewed the payment authorizations. It was noted the payment for Kimley-Horn has been held until further details are provided.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board ratified Payment Authorization Nos. 233 – 235 with the Kimley-Horn invoice being withheld.

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

The Board reviewed the monthly financials.

No action was required.

TENTH ORDER OF BUSINESS**Other Business****Staff Reports**

District Counsel – No report.

District Engineer – No report.

Facilities Manager – It was noted \$28,000.00 has been set aside for the cost of the nuisance species remediation.

District Manager – Mr. Jackson reminded the Board that the next Board Meeting is scheduled for October 14, 2025.

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

There were no further Supervisor requests or audience comments.

TWELFTH ORDER OF BUSINESS**Adjournment**

There was no further discussion.

ON MOTION by Mr. Leach, seconded by Mr. Green, with all in favor, the Board adjourned the September 9, 2025, Grove Resort Community Development District Board of Supervisors' Meeting at 10:27 a.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman