MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, October 14, 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	(via phone)
Peter Ricci	Assistant Secretary	

Also in attendance were:

Jane Gaarlandt	PFM Group Consulting LLC	
Kristin Lasky	PFM Group Consulting LLC	(via phone)
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Kate John	Kutak Rock LLP	(via phone)
John Schilling	Spire Hotels	
Ron Medina	AWH Partners	(via phone)
Richard Mills	Kimley-Horn	(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 10:04 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 September 9, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION from Mr. Ricci, seconded by Mr. Leach, with all in favor, the Board approved the Minutes of the September 9, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Business Matters**

Discussion of Matters Related to the Grove Blossom Way Development

The Board reviewed the documents and exhibits.

Ms. John gave an overview and noted the Grove Blossom Way Development needs to tap into the power infrastructure that is on CDD property. This would require Duke Energy to install underground wiring. She reviewed the documents and noted the partial release of easement document is not needed as it does not relate to the CDD. District Counsel recommended approval.

Ms. John also gave an overview of the future road realignment which will be a future discussion for the Board, as the County is requiring that the new development realign the entry road.

It was noted there will be future requests for the Board's approval and it is the recommendation to appoint a Board member to work with District Staff on issues related to Grove Blossom Way.

Mr. Schilling gave an overview of the location where the wiring will take place and where the signage will be placed for the new development.

There was brief discussion regarding revenue for the District for use of CDD land. It was noted that Orange Blossom Way is owned by the County, but the CDD has an easement. Duke Energy will need to use the easement to complete the project.

There was also brief discussion regarding the installation of power wiring and the landscaping aspect.

Ms. John noted there are typically obligations to restore the property to its' prior state. She recommended approval subject to that obligation.

There was brief discussion regarding the timeline for landscape repair and replacement should there be any future issues. It was noted the easement location needs to be confirmed.

Ms. John noted there are various other issues that will need to be resolved at future meetings and gave an overview of those projects. It was recommended that a Board member be appointed to negotiate and work with District Staff to bring back the agreement at the November meeting.

Mr. Schilling gave an overview of the signage.

ON MOTION from Mr. Ricci, seconded by Mr. Green, with all in favor, the Board authorized Mr. Ricci to work with District Staff on the Grove Blossom Way Development issues and agreement to be brought back for the Board's review at the November meeting.

Ms. John will follow up.

This item will be kept on the agenda.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Arbitrage Services Engagement Letter - Series 2017A Bonds**

Ms. Gaarlandt noted that the arbitrage report has been changed from a five-year to an annual report. It was noted this is a fixed fee.

ON MOTION from Mr. Leach, seconded by Mr. Green, with all in favor, the Board approved the Fiscal Year 2026 Arbitrage Services Engagement Letter – Series 2017A Bonds.

SIXTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Arbitrage Report - Series 2017A Bonds**

Ms. Gaarlandt gave an overview of the report. It was noted there is no cumulative rebate liability and the report is through July 9, 2025.

ON MOTION from Mr. Ricci, seconded by Mr. Leach, with all in favor, the Board accepted the Fiscal Year 2025 Arbitrage Report – Series 2017A Bonds.

SEVENTH ORDER OF BUSINESS **Ratification of Fiscal Year 2025 Arbitrage Services Engagement Letter - Series 2017A Bonds**

Ms. Gaarlandt noted this is solely for ratification.

ON MOTION from Mr. Green, seconded by Mr. Ricci, with all in favor, the Board ratified the Fiscal Year 2025 Arbitrage Services Engagement Letter – Series 2017A Bonds.

EIGHTH ORDER OF BUSINESS **Ratification of Payment Authorizations Nos. 236 - 238**

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these are for standard District expenses.

ON MOTION from Mr. Leach, seconded by Mr. Ricci, with all in favor, the Board ratified Payment Authorization Nos. 236 – 238.

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

The Board reviewed the monthly financials as of August 2025.

Mr. Montejano noted the first quarter of insurance has been paid and gave an overview of the line item adjustments that will take place at the November meeting. He also recommended opening a reserve account and will give an overview at the next meeting.

There was brief discussion regarding the financials.

No action was required.

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

Staff Reports

District Counsel – Ms. John noted that District Counsel is continuing to work on the agreement with the new development regarding the damage from use of CDD land.
There was brief discussion regarding the damage. It was noted the light pole has already been repaired. Ms. John will follow up.

District Engineer – Mr. Mills noted Ecotech will be onsite starting next week for the treatment of the nuisance plant species.

Facilities Manager – Mr. Schilling noted there is no new landscaping issues or water park issues. There's been great feedback.

District Manager – Ms. Gaarlandt reminded the Board that the next Board Meeting is scheduled for November 11, 2025. It was noted the annual four-hour ethics training is due December 31.

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. Ricci, seconded by Mr. Leach, with all in favor, the Board adjourned the October 14, 2025, Grove Resort Community Development District Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairman / Vice Chairman