

MINUTES OF MEETING

**GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

Tuesday, November 11, 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	
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 10:00 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 October 14, 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 October 14, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget

Ms. Gaarlandt noted the overall budget did not change, but line items were adjusted based on actual expenses.

The Board reviewed the line-item adjustments.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board approved Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget.

FIFTH ORDER OF BUSINESS

Discussion of Matters Related to the Grove Blossom Way Development

a. Acknowledgement of Installation

Mr. Eckert gave an overview and update. He noted that Duke Energy has made commitments to restoring everything to original condition regarding the area to the North. He also noted the Army Core of Engineers is responsible for granting a permit to extend Grove Blossom Way to the west. A letter of objection has been sent regarding their proposal, as the District will not be allowing them on CDD land to make that extension.

The Board reviewed the letter and the alternative routes for Grove Blossom Way.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board ratified the issuance of the Letter of Rejection to the Developer regarding the Grove Blossom Way Development Road Relocation.

Mr. Eckert noted that along Grove Resort Avenue, there is an easement on the District's side of

the fence that is owned by the neighboring property.

There was discussion regarding the easement and possibility of having a buffer in that area if residents are backing up to the easement. It was noted the developer of the new development has been encouraged to have a woodland buffer in that area, but the District currently does have plans to put landscaping in that area.

Mr. Eckert noted this will be a negotiation with an approved agreement. He gave an overview of the proposed agreement. It was noted there must be an entrance to the resort during construction.

There was brief discussion regarding the county's right-of-way, the location, and the fencing between the new construction and the resort. It was noted that fencing measurements can be sent to District Counsel to include in the agreement.

The Board reviewed the agreement. It was noted the District does not agree with the proposed entrance signage.

There was discussion regarding the landscaping shared costs and overall signage.

Mr. Schilling will follow up with District Counsel regarding cost of the lighting and landscaping that was removed and has not been replaced.

Mr. Eckert reviewed the agreement points that need to be refined.

Mr. Schilling reviewed the location of the fencing and type of fencing desired. It was recommended that the new development has a shared cost for the fence.

District Counsel will send a final agreement draft to the Board for review and final approval before sending it forward.

There was discussion regarding Duke Energy permissions and liability issues.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Financial Audit Report

Ms. Gaarlandt noted this has been submitted to the county due to timing deadline. Mr. Montejano noted that a hard copy was received and mailed out as well.

ON MOTION from Mr. Dades, seconded by Mr. Leach, with all in favor, the Board accepted the Fiscal Year 2024 Financial Audit Report.

SEVENTH ORDER OF BUSINESS

Ratification of Payment Authorizations Nos. 239 – 240

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these are for standard District expenses.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board ratified Payment Authorization Nos. 239-240.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials as of September 2025. It was noted these are the last financials of the fiscal year.

Mr. Montejano noted the only outstanding expense is for the auditing services, which should be within budget.

There was brief discussion regarding the reserve amount.

Mr. Schilling will follow up to verify all vendors have been paid in full.

No action was required.

NINTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert gave an overview of the memo related the new firearm open carry law. He noted the public and private property differences related to prohibiting firearms. Any issues should be reported to the police. District Counsel will follow up with Mr. Schilling to go over any signage needed. It was noted that should a situation occur with a firearm present during a meeting the Chair can adjourn a meeting at any time if they feel there is an issue.

It was noted the required four hours of ethics training is due by December 31. Ms. Gaarlandt will follow up on completion.

District Engineer – Mr. Mills gave an update on the nuisance plant species remediation. The treatment has been completed, and he is waiting for the environmental team report.

Facilities Manager – No report.

District Manager – Ms. Gaarlandt reminded the Board that the next meeting is scheduled for December 9, 2025. The Board agreed to cancel this meeting.

Mr. Ricci requested clarification on the car rental liability. Mr. Jackson noted that, based on the insurance policy terms, Board Members are covered when traveling for district business.

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. Leach, seconded by Mr. Dades, with all in favor, the Board adjourned the November 11, 2025, Grove Resort Community Development District Board of Supervisors' Meeting.



Secretary / Assistant Secretary



Chairman / Vice Chairman