MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, May 12, 2026, 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	
Peter Ricci	Assistant Secretary	
Darren Gluck	Assistant Secretary	(via phone)

Also in attendance were:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	(via phone)
Rick Montejano	PFM Management Services LLC	(via phone)
Michael Eckert	Kutak Rock LLP	
Kubra Metin	Kutak Rock LLP	(via phone)
John Schilling	Spire Hotels	
Ron Medina	AWH Partners	(via phone)
Richard Mills	Kimley-Horn	(via phone)
Various members of the public		

FIRST ORDER OF BUSINESS — **Administrative Matters**

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors' meeting to order at 10:02 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 March 10, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION from Mr. Leach, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the March 10, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Designating a Date, Time and Location for the 2026 Landowners' Election Meeting**

Ms. Gaarlandt noted the recommended date is November 10, 2026, at 10:00 a.m., at the current location. It was noted only the Landowner or Landowner's Proxy needs to attend the Landowners' Election Meeting.

Ms. Gaarlandt noted Seat 2, currently held by Mr. Ricci, Seat 3, currently held by Mr. Leach, and Seat 5, currently held by Mr. Green, are up for the Election.

Mr. Eckert noted that any Landowner can designate a proxy by contacting District Counsel or District Management.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved Resolution 2026-02, Designating a Date, Time, and Location for the 2026 Landowners' Election Meeting.

FIFTH ORDER OF BUSINESS **Review of Number of Registered Voters**

Ms. Gaarlandt noted that as of April 15, 2026, there are three registered voters within the District. District Management has contacted the Supervisor of Elections, and it was noted two of the registered persons are condo owners but reside in Georgia. District Management will continue to follow up.

Mr. Schilling noted that Owner Services could follow up if District Management can provide the names and addresses.

SIXTH ORDER OF BUSINESS **Appointment of Auditor Selection Committee**

Ms. Gaarlandt noted this is the last year under the current auditor and a new auditor will need to be selected. The recommendation is to appoint the Board as the Auditor Selection Committee.

There was brief discussion regarding the RFP process.

ON MOTION from Mr. Ricci, seconded by Mr. Leach, with all in favor, the Board appointed the Board as the Auditor Selection Committee.

SEVENTH ORDER OF BUSINESS **Business Matters**

Consideration of Spire Hospitality, LLC Proposed Fiscal Year 2027 Budget Plan

Mr. Schilling gave an overview of the documents related to the budget plan, including a reforecast of the budget, a proposed Fiscal Year 2027 budget, the cash flow, and the CDD Capital Schedule.

There was brief discussion regarding the revenue. It was noted the budget increases 5% each year at this time. The owners do not want to increase assessments right now.

There was discussion regarding the contingency and unexpected expenses, such as additional landscaping.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved the Spire Hospitality, LLC Proposed Fiscal Year 2027 Budget Plan.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date Thereon**

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 11, 2026, at 10:00 a.m., at the current location.

Ms. Gaarlandt gave an overview of the budget and noted there are changes within the line items, but not the overall budget. Therefore, assessments will not increase. It was noted the budget can decrease but cannot be increased.

There was brief discussion regarding the process of amending the budget and requirements of notices.

Mr. Montejano noted he is comfortable with lowering the three-month reserve to around $85,000.00 to cover the costs needed.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date Theron for August 11, 2026, at 10:00 a.m., at 14501 Grove Resort Avenue, Winter Garden, FL, 34787.

NINTH ORDER OF BUSINESS — **Consideration of Resolution 2026-04, Setting Public Hearing Date on Rules of Procedure**

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 11, 2026, at 10:00 a.m., at the current location.

Mr. Eckert noted that Florida Legislation has passed a few updated laws that need to be incorporated into the Rules of Procedure.

ON MOTION from Mr. Ricci, seconded by Mr. Leach, with all in favor, the Board approved Resolution 2026-04, Setting Public Hearing Date on Rules of Procedure, with a date of August 11, 2026, at 10:00 a.m., at 14501 Grove Resort Avenue, Winter Garden, FL, 34787.

TENTH ORDER OF BUSINESS — **Consideration of Resolution 2026-05, Authorizing the Disbursement of Funds**

Mr. Eckert noted this was requested regarding the spending authority. It provides that non-continuing expenses of less than $10,000.00 can be approved by the District Manager and non-continuing expenses of less than $15,000.00 can be approved by the District Manager and Chair. It also allows the Vice Chair to approve those expenses if the Chair is unavailable. Any emergency expenses can be approved by the District Manager or Chair, if needed in between meetings.

ON MOTION from Mr. Leach, seconded by Mr. Green, with all in favor, the Board approved Resolution 2026-05, Authorizing the Disbursement of Funds.

ELEVENTH ORDER OF BUSINESS **Ratification of Agreement Between the District and M BB Grove LLC to Facilitate Roadway Realignment**

Mr. Eckert gave an overview and noted the final agreement has not been received yet. There is ongoing discussion and changes based on negotiations and requested changes. It was noted the maintenance split will be based on the number of units, which would have them responsible for 31%. There are no issues related to the signage.

Mr. Eckert noted the District previously asked for a chain link fence extension along Grove Resort Avenue, a vegetative buffer, and compensation for any damage to the improvements along Grove Blossom Way. The proposed terms are that the parties would split a white vinyl six-foot fence along the roadway. The District would install the fence, with reimbursement from M BB Grove LLC.

There was brief discussion regarding the fence.

Mr. Eckert reviewed the changes thus far in the agreement and easement issues.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board authorized the Chair and Vice Chair to have the authority to execute the final agreement Between the District and M BB Grove LLC to Facilitate Roadway Realignment.

The developer representative gave an overview of the construction development and how access to the hotel would continue through construction.

There was lengthy discussion regarding the hotel access, timeline of construction, and the fence options. It was noted there will be a little more than 400 homes within Phase 1 of the project.

It was noted the Counsel parties will finalize the agreement and the property line will need to be confirmed based on the easement.

TWELFTH ORDER OF BUSINESS **Ratification of Payment Authorizations Nos. 251 – 252**

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these are for standard District expenses and are solely for ratification.

ON MOTION from Mr. Ricci, seconded by Mr. Leach, with all in favor, the Board ratified Payment Authorization Nos. 251 - 252.

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

The Board reviewed the monthly financials.

No action was required.

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

Staff Reports

District Counsel – Mr. Eckert noted there are two outstanding series of bonds. It was noted there have been times when the tax collector has not sent the monies owed in a timely manner and the money must be pulled from the reserve account. This is the situation for this year relating to the Series 2022 bonds. This will have to be replenished when the tax collector's monies come in. District Counsel has been trying to set up a meeting with the Tax Collector Association's Counsel to notify them of the issue. The bond holders have been notified.

District Engineer – Mr. Mills is still in communication with the Southwest Florida Water Management District regarding the outstanding permit that is not in the District's name. There has been no update as of yet.

Facilities Manager – No report.

District Manager – Ms. Gaarlandt reminded the Board that the next meeting is scheduled for June 9, 2026. Ms. Gaarlandt noted the deadline for the Board to file the Form 1 is July 1, and the annual Ethics Training is due December 31. The Board should receive an email reminder.

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

There were no further Supervisor requests or audience comments.

SIXTEENTH 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 May 8, 2026, Grove Resort Community Development District Board of Supervisors' Meeting, at 11:12 a.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman