MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, July 14, 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	
Alexander Dades	Assistant Secretary	
Darren Gluck	Assistant Secretary	(via phone)
Peter Ricci	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	(via phone)
Kubra Metin	Kutak Rock LLP	(via phone)
John Schilling	Spire Hotels	
Richard Mills	Kimley-Horn	(via phone)
Jeff Riopelle	Accolades	(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:**
a. The May 12, 2026, Board of Supervisors' Meeting

b. The May 12, 2026, Auditor Selection Committee 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 May 12, 2026, Board of Supervisors' Meeting and the May 12, 2026, Auditor Selection Committee Meeting.

FOURTH ORDER OF BUSINESS **<u>Business Matters</u>**

Consideration of Proposed Accolades Phase 2 East Landscape Buffer

Mr. Schilling noted that the property lines are properly marked with a five-foot easement that can be used for Landscaping. The Fence and Irrigation line varies on and off the property line and needs to be addressed.

The neighborhood has proposed a 10-foot landscape buffer to be maintained by the HOA.

Mr. Schilling noted that a 4ft black chain link fence will need to be installed along the property line.

There was discussion about ensuring the HOA properly maintains the landscaped buffer and the ongoing maintenance costs.

> ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved Proposed Accolades Phase 2 East Landscape Buffer.

FIFTH ORDER OF BUSINESS **Ratification of Work Authorization 26-03 for Landscape and Irrigation Maintenance Services**

The board reviewed Work Authorization 26-03 for Landscape and Irrigation Maintenance Services.

ON MOTION, Mr. Leach, seconded by Mr. Dades, with all in favor, the Board ratified Work Authorization 26-03 for Landscape and Irrigation Maintenance Services.

SIXTH ORDER OF BUSINESS **Ratification of Payment Authorization Nos. 253-263**

The board reviewed Payment Authorization Nos. 253-263.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board ratified Payment Authorization Nos. 253-263.

SEVENTH ORDER OF BUSINESS **Review of the Monthly Financials**

Ms. Gaarlandt noted the financials through the end of May were included in the Agenda Packet.

No action required.

EIGHTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Eckert noted three legislative updates.

1. Increased sovereign immunity caps, which was vetoed.
2. Electronic payments made to units of Local Governments, which was approved.
3. Recalling members of CDD boards sitting in general election seats, which was approved.

District Engineer – Mr. Mills noted that additional information was needed for the ERP permit. He will coordinate completion with Mr. Jackson.

Facilities Manager – Mr. Schilling gave a Capex Update for FY26. All projects are complete. He also noted that the resort has a new General Manager and will be introduced at the next Board meeting.

Mr. Schilling requested a conversation with District Counsel to review the pool maintenance and landscape maintenance agreements, and alignment with fee increases.

District Manager – Mr. Jackson requested a 5-year Capex plan per the updated Goals and Objectives. He also requested the Annual Engineers report.

Ms. Gaarlandt reminded the Board that the next meeting is scheduled for August 11, 2026, and will include Budget Adoption and the second part of the Auditor Selection Committee meeting.

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

There were no further Supervisor requests or audience comments.

TENTH 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 July 14, 2026, Grove Resort Community Development District Board of Supervisors' Meeting, at 10:42 a.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman