MINUTES OF MEETING

GROVE RESORT COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, March 10, 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

Also in attendance were:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting 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)

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 November 11, 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 November 11, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Business Matters**

Consideration of Agreement with M BB Grove LLC to Facilitate Roadway Realignment

Mr. Eckert gave an overview of the agreement and noted a temporary construction easement is included in a separate document. It was noted there was damage to lighting and irrigation that will need repair and is to be included in the agreement.

Mr. Eckert noted his concern with Section Four of the agreement and noted the construction will be taking place at the only existing access point to the District's property. He recommended receiving a maintenance and traffic plan map prior to signing the agreement.

There was brief discussion regarding insurance coverage and damages. It was noted the agreement allows for 30 days for any repairs needed.

Mr. Eckert noted the agreement will be executed prior to execution of the easement.

ON MOTION from Mr. Green, seconded by Mr. Leach, with all in favor, the Board approved the Agreement with M BB Grove LLC to Facilitate Roadway Realignment, in substantial form, and authorized the Chair to execute the final document.

FIFTH ORDER OF BUSINESS **Consideration of Revised FY 2026 Capital Expenditure Budget**

Mr. Schilling gave an overview of the revised budget and carryover. He also reviewed the projects that will be completed within the budget.

There was brief discussion regarding landscaping and the repair of current assets versus adding assets. It was noted new assets could bring in additional revenue.

ON MOTION from Mr. Dades, seconded by Mr. Leach, with all in favor, the Board approved the Revised FY 2026 Capital Expenditure Budget.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Greater Florida Electrical Contractors, Inc. for:
- **a. Surfari Waterslide Conduit and Lighting Replacement**
- **b. Light Fixtures Installation for Poles**

Mr. Jackson presented the agreement.

ON MOTION from Mr. Green, seconded by Mr. Dades, with all in favor, the Board approved the Agreement with Greater Florida Electrical Contractors, Inc. for Surfari Waterslide Conduit and Lighting Replacement and Light Fixtures Installation for Poles, in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with MTD Painting and Construction Corp for Painting Services

Mr. Jackson presented the agreement.

ON MOTION from Mr. Leach, seconded by Mr. Green, with all in favor, the Board approved the Agreement with MTD Painting and Construction Corp for Painting Services, in substantial form.

EIGHTH ORDER OF BUSINESS

Consideration of Capital Expenditure Project Work Authorizations
- **a. 26-01 – Installation of Six Commercial Heaters on the Spring Pools**
- **b. 26-02 – Installation of Two Commercial**

Heaters on the Terraces Pool

Mr. Jackson presented the work authorizations.

ON MOTION from Mr. Dades, seconded by Mr. Leach, with all in favor, the Board approved the Capital Expenditure Project Work Authorizations 26-01 and 26-02, in substantial form.

NINTH ORDER OF BUSINESS **Ratification of Fiscal Year 2025 Auditor Engagement Letter**

Mr. Jackson gave an overview of the letter and noted it is a standard agreement. It has been reviewed by District Counsel and executed by the Chair outside of a meeting.

ON MOTION from Mr. Leach, seconded by Mr. Dades, with all in favor, the Board ratified Fiscal Year 2025 Auditor Engagement Letter.

TENTH ORDER OF BUSINESS **Ratification of Payment Authorizations Nos. 241 – 250**

The Board reviewed the payment authorizations.

Mr. Jackson noted these are for standard District expenses and are solely for ratification.

ON MOTION from Mr. Leach, seconded by Mr. Green, with all in favor, the Board ratified Payment Authorization Nos. 241 - 250.

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

The Board reviewed the monthly financials as of January 2026.

There was brief discussion regarding the on-roll assessments and other income line items.

Mr. Montejano reviewed the income received from the Longboard restaurant and Springs Pool food and beverage.

No action was required.

TWELFTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Eckert gave an update on the current legislative session. He noted that the bill that is most likely to be passed will require local governments to receive credit card payments. He will update the Board as needed.

There was brief discussion regarding the vegetative buffer installation.

District Engineer – Mr. Mills gave an update on the nuisance plant species remediation and the Southwest Florida Water Management District (SWFWMD) outstanding permit issue. He noted he is following up with SWFWMD today regarding an outstanding permit that needs to be transferred from the Developer to the District. He noted that the nuisance species remediation is ongoing every three months.

Facilities Manager – No report.

District Manager – Mr. Jackson reminded the Board that the next meeting is scheduled for April 14, 2026. This meeting can be adjusted as needed.

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

There were no further Supervisor requests or audience comments.

FOURTEENTH 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 March 10, 2026, Grove Resort Community Development District Board of Supervisors' Meeting, at 10:35 a.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman