

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Cascades at Groveland Community Development District was held on **Wednesday, August 15, 2018, at 2:02 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34746.**

Present and constituting a quorum:

Patrick Wellington	Board Supervisor, Chairman
James Pekarek	Board Supervisor, Vice Chairman
David Ertel	Board Supervisor, Assistant Secretary
John Asaro	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping, Green & Sams, P.A. (via phone)
Rey Malave	District Engineer, Dewberry (left in-progress)
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident commented on the last meeting that he attended where it was discussed that the District would approach Shea regarding drainage issues. He is concerned about run-off and silt control. He indicated that sand runs off into the road and also onto a resident's driveway located near Silver Maple He believes that Shea doesn't have erosion/silt control that works. Discussion ensued.

A resident commented on general descriptions in the budget packet and that not all appear to be applicable to the District. Mr. Jeancola noted the packet provides general descriptions for informational purposes and as noted in the packet, not all may be applicable to the District. Discussion ensued.

Mr. Jackson resides on 282 Silver Maple and commented on the cutting of community grass. He states the grass grows very high behind his home. When it is finally cut, it floods during heavy rain storms due to floating and blockage. This is occurring just past Balmy Coast and about 8 houses.

A resident provided information regarding a map that identifies house numbers in lieu of lot numbers and offered a copy to the Board as this map is used for the neighborhood watch. The drainage issues are occurring near lot 470.

Mr. Wellington asked how often Tri-Choice maintains grass at this time of the year. Mr. Jeancola confirmed that it is being cut every other week during the growing season. Discussion ensued.

Mr. Pekarek made a comment regarding the thatch needing to be removed in order to prevent build-up.

There was a question regarding if this was a non-compliance issue with the vendor meeting guidelines within the contract. He asked about the District being able to withhold payment. Mr. Jeancola stated that he would have to review the contract. Mr. Jeancola asked Ms. Warren if the District could work with her office on a revision regarding a district form of contract to include some form of a holding clause. Brief discussion ensued.

Consideration of Stormwater Repair Proposal was taken out of order

Mr. Malave reviewed the stormwater repair proposals received as follows:

- All Terrain Tractor Service, Inc. - \$124,315.23
- Brownie's (Under separate cover) - \$93,375.00

Mr. Malave indicated that the proposal received from Brownies will be disregarded as it was received after the due date. Instructions were not followed. Due to being late, the vendor could have viewed the other bid and makes it improbable for them to provide a fair bid. All Terrain Tractor is willing to work with the District, as they have previously sent a bid. Mr. Malave reviewed the locking mechanism with the Board. He stated that the District has a permit that makes them responsible for the operation and maintenance of the stormwater system. Mr. Malave discussed what the water management district regards as maintenance. They require that it is cleaned every year per the permit. Phases 5 and 6 should be addressed by Shea, however, the permit is still under the District's name.

Mr. Pekarek explained that his approach is to meet with Shea on the 16th to discuss the run-off issues. He would like to have Shea remove the dirt from culverts/drains and would like to dig down 6 inches below the outlet.

Ms. Warren asked if there was a more beneficial way to have the District proceed with work as well as have Shea provide a portion of the cost.

Mr. Pekarek commented on other approaches that could be explored and those that Mr. Malave may have not yet explored.

Mr. Malave indicated for the record that his firm took an engineering approach and analysis as directed by the Board.

Mr. Wellington asked for Mr. Malave's recommendation(s).

Mr. Malave indicated that the Board should first see what results from the meeting with Shea. He suggested a slow approach but that a decision regarding what to do with the priority needs to be made by the next scheduled meeting. The system can be monitored in the dry season with another inspection.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Audit Review Meeting held July 18,
2018**

Mr. Jeancola reviewed the Minutes of the Audit Review meeting held on July 18, 2018 with the Board.

On Motion by Mr. Ertel, seconded by Mr. Pekarek, with all in favor, the Board approved the Minutes of the Audit Review Meeting held on July 18, 2018, for Cascades at Groveland Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes of the Board of Supervisors'
Meeting held July 18, 2018**

Mr. Jeancola reviewed the Minutes of the Board of Supervisors' meeting held on July 18, 2018 with the Board. The requested change was made to line 185 prior to the meeting.

On Motion by Mr. Ertel, seconded by Mr. Asaro, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on July 18, 2018, with noted changes, for Cascades at Groveland Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for July
2018**

Mr. Jeancola reviewed the expenditures for July 2018 with the Board of Supervisors. Brief discussion ensued regarding two payments made to Mr. Pekarek who no longer wishes to receive compensation. Check number 1953 will be voided.

On Motion by Mr. Ertel, seconded by Mr. Wellington, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2018 in the amount of \$17,365.77, for Cascades at Groveland Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2018/2019 Final Budget**

On a motion by Mr. Wellington, seconded by Mr. Pekarek, with all in favor, the Board agreed to open the public hearing on Fiscal Year 2018-2019 Final Budget for Cascades at Groveland Community Development District.

Mr. Jeancola presented and reviewed Fiscal Year 2018/2019 Budget and Assessments. He noted that additional platting has brought in additional units. The District will reduce their level of assessments.

General discussion ensued.

Mr. Pekarek discussed using excess O&M funds in order to reduce expenses next fiscal year.

On a motion by Mr. Ertel, seconded by Mr. Pekarek, with all in favor, the Board agreed to close the public hearing on Fiscal Year 2018-2019 Final Budget for Cascades at Groveland Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-07,
Adopting Fiscal Year 2018/2019 Final
Budget**

Mr. Jeancola presented and reviewed Resolution 2018-07, Adopting Fiscal Year 2018/2019 Final Budget. Discussion ensued.

On Motion by Mr. Wellington, seconded by Mr. Pekarek, with all in favor, the Board approved Resolution 2018-07, Adopting Fiscal Year 2018/2019 Final Budget, for Cascades at Groveland Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-08
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Jeancola presented and reviewed Resolution 2018-08, Imposing Special Assessments and Certifying an Assessment Roll. Discussion ensued.

On a motion by Mr. Pekarek, seconded by Mr. Wellington, with all in favor, the Board approved Resolution 2018-08, Imposing Special Assessments and Certifying an Assessment Roll, for the Cascades at Groveland Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Direct Collect
Agreement between the Cascades at
Groveland CDD and Shea Homes**

Mr. Jeancola discussed the Direct Collect Agreement between the Cascades at Groveland CDD and Shea Homes with the Board.

On Motion by Mr. Wellington, seconded by Mr. Pekarek, with all in favor, the Board approved the Direct Collect Agreement between the Cascades at Groveland CDD and Shea Homes, for Cascades at Groveland Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-09,
Setting the Meeting Schedule**

Mr. Jeancola presented and reviewed Resolution 2018-09, Setting the Meeting Schedule. The Board will meet on the third Wednesday of each month at 2:00 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34736. A brief discussion ensued regarding the November 21, 2018 meeting which falls right before the Thanksgiving holiday. He suggested considering the 28th or the 29th.

Mr. Wellington reminded the Board that he would like the District to hold an information workshop for residents that explains the differences between the HOA and the CDD. Discussion ensued.

On a motion by Mr. Ertel, seconded by Mr. Wellington, with all in favor, the Board approved Resolution 2018-09, Setting the Meeting Schedule, for Cascades at Groveland Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding District
Mission Statement**

Mr. Jeancola provided the Board with Ms. Mackie's revisions to the original document that was provided. Discussion ensued.

Mr. Ertel inquired if it was necessary to have a mission statement. Counsel advised it is not, however Mr. Pekarek noted he feels that it is valuable to have one.

After further discussion, this agenda item was tabled until further notice.

TWELFTH ORDER OF BUSINESS

**Discussion Regarding District
Investment Plan**

Mr. Pekarek presented and discussed a District Investment Plan with the Board. The following was discussed:

1. **Debt Service Funds:** Invest \$400,000 to mature 11/1/18 in any combination of US Treasury bills or notes or US Agency Notes (e.g. FHLB) or CD's of US Bank up to a maximum of \$245K to yield at least 1.95% based. This assumes US Bank has not conflict in making the November bond payment with the investment maturing on the same day.
2. **Reserve Funds:** Invest \$450,000 to mature between 11/30/18 to 12/10/18 in FDIC insured bank CD's yielding at least 1.80% with a maximum of \$245,000 in any one bank.
3. **Operating Funds/General Fund:** Invest \$150,000 to mature 11/30 in FDIC insured banks yielding at least 1.8%

On Motion by Mr. Ertel, seconded by Mr. Asaro, with all in favor, the Board approved the District Investment Plan, for Cascades at Groveland Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
Not Present.
- C. District Manager
Mr. Jeancola requested authorization to draft a resolution appointing Mr. Asaro as Assistant Secretary to the Board.

On Motion by Mr. Wellington, seconded by Mr. Pekarek, with all in favor, the Board authorized that a resolution be drafted appointing Mr. Asaro as Assistant Secretary to the Board of Supervisors, for Cascades at Groveland Community Development District.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled for Wednesday, September 19, 2018 at 2:00 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34746.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

Mr. Pekarek discussed the District potentially having additional funds for the bond redemption in the amount of \$65,000.00, thus increasing the total to \$185,000.00. Based on prior correspondence with the trustee, US Bank's representative did not note to staff additional funds were available. Management suggested to the Board to motion to increase the total if excess funds are confirmed by the trustee as available and would not impact any debt service payment obligations now or in the future, otherwise the original amount of \$120,000.00 would be utilized for the redemption.

<p>On Motion by Mr. Wellington, seconded by Mr. Pekarek, with all in favor, the Board of Supervisors approved an increase of the previously approved \$120,000.00 redemption amount by \$65,000 if available upon confirmation with the trustee, for Cascades at Groveland Community Development District.</p>
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SIXTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Ertel, seconded by Mr. Pekarek with all in favor, the Board adjourned the Board of Supervisors' Meeting at 4:39 p.m. for Cascades at Groveland Community Development District.


Assistant Secretary


Chairman/Vice Chair