

**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, September 19, 2018, at 2:14 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34736.**

Present and constituting a quorum:

Patrick Wellington	<b>Board Supervisor, Chairman</b>
James Pekarek	<b>Board Supervisor, Vice Chairman</b>
Karen McMican	<b>Board Supervisor, Assistant Secretary</b>
David Ertel	<b>Board Supervisor, Assistant Secretary</b>
John Asaro	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b> <i>(via phone)</i>

Tipton Zimmerman	<b>District Engineer, Dewberry</b>
Audience	<b>Present</b>

**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**

There weren't any audience comments on agenda items at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Regular Meeting  
Minutes of the Board of Supervisors'  
Meeting held August 15, 2018**

Mr. Jeancola reviewed the Minutes of the Board of Supervisors' meeting held on August 15, 2018 with the Board. Mr. Jeancola made a change to line 146 so that it will reflect that "*the District will reduce their level of assessments*".

Mr. Pekarek discussed a potential change to line 210 and felt that it would be in the best interest of the District to have a mission statement regarding their responsibility regarding storm water control. Discussion ensued.

On Motion by Mr. Ertel, seconded by Mr. Wellington, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on August 15, 2018, with noted changes, for Cascades at Groveland Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Jeancola reviewed the expenditures for August 2018 with the Board of Supervisors.

On Motion by Mr. Wellington, seconded by Ms. McMican, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2018 in the amount of \$19,957.62, for Cascades at Groveland Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Audit Review  
Committee Recommendation**

Mr. Jeancola stated that the audit review committee met prior to the onset of the Board of Supervisors' meeting and ranked the proposals as follows: Grau & Associates received 100 points. He stated that the committee recommended that the Board enter into contract with Grau & Associates as the highest ranked bidder, to provide auditing services for the Fiscal Years 2018 – 2020.

On a motion by Mr. Wellington seconded by Ms. McMican, with all in favor, the Board of Supervisors approved the Audit Review Committee's recommendation for Grau & Associates to provide Auditing Services for the Fiscal Years 2018 - 2020, for Cascades at Groveland Community Development District.

On a motion by Ms. McMican seconded by Mr. Ertel, with all in favor, the Board of Supervisors authorized District staff to obtain an engagement letter for review and execution by the Chair, on the Board's behalf, for Cascades at Groveland Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2018-2019  
Insurance Renewals – Stahl &  
Associates / Egis Insurance & Risk  
Advisors**

Mr. Jeancola presented and reviewed the insurance renewal from Stahl in the amount of \$2,974.00 with the Board. The District budgeted \$3,015.00.

Mr. Jeancola presented and reviewed the insurance renewal from Egis in the amount of \$5,000.00 with the Board.

General discussion ensued.

On a motion by Mr. Ertel, seconded by Ms. McMican, with all in favor, the Board accepted Stahl & Associates' insurance renewal proposal in the amount of \$2,974.00, for Cascades at Groveland Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No Report.

B. District Engineer  
Mr. Zimmerman has been in contact with Shea Homes and is working on the same erosion control issues. Mr. Pekarek indicated that he has been trying to get the District and developer's engineer to go through each pond's storm water system. He wants to try to identify the percentage that Shea would be responsible for. Mr. Pekarek stated that Mr. Fraley agreed that Shea has 100% responsibility.

Ms. McMican inquired if Shea commented on Balmy Coast and Bayou Bend. She also wants the engineer to be very cognizant of when Shea came in versus Levitt & Sons.

Mr. Pekarek provided a handout regarding his observations of the grates. The District may want to only do half of the grates that need locking mechanisms to ensure effectiveness.

Mr. Wellington asked Mr. Zimmerman if the grate locks can be installed as soon as possible. Mr. Zimmerman reviewed the grate locks and based the quote provided by All Terrain, it would cost \$12,694.70. Discussion ensued.

Mr. Zimmerman advised that the lock is a pressure fitted device. Mr. Pekarek advised that Mr. Malave stated that it would be bolted in. Mr. Pekarek would like to wait until the dry season. Mr. Wellington would like to proceed with the ones on Mr. Pekarek's list. Discussion ensued regarding whether or not to install some or all of the locks.

On a motion by Mr. Wellington seconded by Ms. McMican, with all in favor, the Board of Supervisors approved the utilization of locking mechanisms with reinforcing rebar for all locations on the inspection and to provide Chair / Vice Chair authorization to execute proposal/contract, for Cascades at Groveland Community Development District.

The Board directed Mr. Zimmerman to obtain a quote from All Terrain.

C. District Manager

Mr. Jeancola updated the Board regarding the budget. He stated that the O&M portion of the assessments were reduced by \$20.48. There is a total reduction of \$74.03 on an annual basis which brings the assessments down to \$484.69. This is a 13.25% reduction. This will be implemented in the tax bill. Discussion ensued.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled for Wednesday, October 17, 2018 at 2:00 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and  
Audience Comments**

Mr. Wellington discussed with Shea Homes the ongoing issues with the composite boards along the walkway and requested they remove the boards and replace with an alternative material such as pavers or concrete. Discussion ensued.

Mr. Asaro requested that District Management review the postal zip code reflected on agenda documents. It should be 34736 and not 34746.

An audience member commented on the mission statement and the need for residents to understand the CDD and what the Board does. Mr. Wellington stated that there has been some discussion regarding holding an informational workshop for all owners. Discussion ensued.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Mr. Wellington, seconded by Mr. Asaro with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:55 p.m. for Cascades at Groveland Community Development District.



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Assistant Secretary



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Chairman/Vice Chair