



**GROVE
COMMUNITY DISTRICT**

**OKEECHOBEE COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
NOVEMBER 5, 2024
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GROVE COMMUNITY DISTRICT
Eagle Bay Conference Room
South Florida Water Management District
316 NW 5th Street
Okeechobee, Florida 34972
LANDOWNERS' MEETING
November 5, 2024
2:00 p.m.

A. Call to Order

B. Proof of Publication.....Page 1

C. Establish Quorum

D. Consider Adoption of Election Procedures.....Page 2

E. Election of Chair for Landowners Meeting

F. Election of Secretary for Landowners Meeting

G. Approval of Minutes

 1. November 1, 2022 Landowners' Meeting Minutes.....Page 5

H. Election of Supervisors

 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 7

 2. Nomination of Candidates

 3. Casting of Ballots.....Page 8

 4. Ballot Tabulations

 5. Certification of the Results

I. Landowners' Comments

J. Adjourn

**STATE OF FLORIDA:
COUNTY OF OKEECHOBEE:**

Before the undersigned authority personally appeared **Katrina Elsen Muros**, who on oath says that she is **Editor in Chief** of the **Lake Okeechobee News**, a weekly newspaper published in **Okeechobee County, Florida**; that the attached copy of advertisement, being a **Public Notice** in the matter of

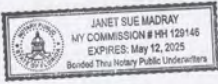
Public Notice

in the **19th Judicial District of the Circuit Court of Okeechobee County, Florida**, was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on
Lake Okeechobee News: 10/9/2024, 10/16/2024
LakeONews.com: 10/9/2024, 10/10/2024, 10/11/2024, 10/12/2024, 10/13/2024, 10/14/2024, 10/15/2024, 10/16/2024

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.


Katrina Elsen Muros

Sworn to and subscribed before me by means of
Physical Presence ☒ **Online Notarization**
physical presence or online notarization, this
10/16/2024

GROVE COMMUNITY DISTRICT NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING NOTICE IS HEREBY GIVEN that the Grove Community District (the "District") will hold a Landowners' Meeting and Regular Board Meeting at 2:00 p.m., or as soon thereafter as can be heard, on November 5, 2024, in the Eagle Bay Conference Room at the South Florida Water Management District located at 316 NW 5th Street, Okeechobee, Florida 34972. The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the District. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings. From time to time one or more Supervisors may participate in the Regular Board Meeting by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community districts. The meetings may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings. Meetings may be cancelled from time to time without advertised notice. GROVE COMMUNITY DISTRICT www.grovecd.org 8205 LON 10/9,16/2024
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GROVE COMMUNITY DISTRICT ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 2004-461, Laws of Florida, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors of the Grove Community District ("District"). The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting, and a Secretary shall also be elected for recording purposes. The purpose of the meeting is to elect three people to serve as a Board Supervisor of the District.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairman shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairman shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated. Candidates must be U.S. Citizens and residents of the State of Florida.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre, or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre may cast one vote for each of the three positions. An owner of two acres may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance, and the total number of votes by acreage to which each claims to be entitled, with the

District's Manager, who will be in attendance at the meeting; or with the elected Secretary of the meeting.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairman will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisors. Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

The two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson. As such, there will always be a total of three seats up for election at each Landowners' Meeting.

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the

material provided and attempt to determine the legality of the contested ballots. Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.
- c) These procedures are intended to serve as guidelines for the Landowners' Meeting of the District and may be amended from time to time.

THE GROVE COMMUNITY DISTRICT
LANDOWNERS' MEETING
NOVEMBER 1, 2022

A. CALL TO ORDER

District Manager Michael McElligott called the November 1, 2022, Landowners' Meeting of the Grove Community District to order at 2:00 p.m. at the South Florida Water Management District Service Center, 316 NW 5th Street, Okeechobee, FL 34972.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that the Landowners' Meeting was published in *The Okeechobee News* on October 5, 2022, and October 12, 2022, as legally required.

C. ESTABLISH QUORUM

Mr. McElligott announced that Mr. HM Ridgley for the Evans Grove Lands, LLC, representing 5,684 acres, constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Michael McElligott of Special District Services, Inc., General Counsel Ken van Assenderp (via telephone), and Grove Community District Board Members Curt McDowell, Craig Linton, Jr, Tyler Pugh, and Susanne Clemons.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

The election procedures were adopted, as presented.

E. ELECTION OF CHAIRMAN FOR LANDOWNERS' MEETING

Mr. Ridgley was elected as the Chairman for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. McElligott was elected as the Secretary for the Landowners' Meeting.

G. APPROVAL OF MINUTES

1. November 3, 2020, Landowners' Meeting Minutes

The minutes of the November 3, 2020, Landowners' Meeting were approved, as presented.

THE GROVE COMMUNITY DISTRICT
LANDOWNERS' MEETING
NOVEMBER 1, 2022

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mr. McElligott announced that there were 5,684 votes eligible to be cast. He noted that there are three seats open and the two candidates receiving the highest number of votes would be elected for four-year terms expiring on November 30, 2026, and the candidate receiving the least number of votes would be elected for a two-year term expiring on November 30, 2024.

2. Nomination of Candidates

The following individuals were nominated to serve on the Board of Supervisors for the Grove Community District:

Susanne Clemons
H.M Ridgley III
Craig Linton, Jr.

3. Casting of Ballots

There was no ballot necessary because there was only one landowner.

4. Ballot Tabulations and Results

The ballots were tabulated and the results are as follows:

Candidate	Number of Votes	Elected Term	Term Expires
H.M. Ridgley III	1,895	4 year	2026
Craig Linton, Jr	1,895	4 year	2026
Susanne Clemons	1,894	2 year	2024

5. Certification of the Results

Chairman Ridgley certified the results and the election was complete.

I. ADJOURN

The Landowners' Meeting was adjourned at 2:09 p.m. by Chairman Ridgley.

Chairman

Secretary

LANDOWNER PROXY
GROVE COMMUNITY DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Grove Community District** to be held on November 5, 2024 at 2:00 p.m. in the Eagle Bay Conference Room, 316 NW 5th Street, Okeechobee, Florida 34972 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

GROVE
COMMUNITY DISTRICT
LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 5, 2024

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Grove Community District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

<u>Name of Candidate</u>	<u>Number of Votes</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
GROVE COMMUNITY DISTRICT
Eagle Bay Conference Room
South Florida Water Management District
316 NW 5th Street
Okeechobee, Florida 34972
REGULAR BOARD MEETING
November 5, 2024
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 10
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. September 3, 2024 Regular Board Meeting & Public Hearing.....Page 11
- J. Old Business
 - 1. Update on Water Farming Project and the Longer-Term Grove Land Reservoir, Stormwater Treatment Area Project and Dispersed Water Project with SFWMD
- K. New Business
- L. Administrative Matters
 - 1. Legal Report
- M. Board Members Comments
- N. Adjourn

**STATE OF FLORIDA:
COUNTY OF OKEECHOBEE:**

Before the undersigned authority personally appeared **Katrina Elsen Muros**, who on oath says that she is **Editor in Chief** of the **Lake Okeechobee News**, a weekly newspaper published in **Okeechobee County, Florida**; that the attached copy of advertisement, being a **Public Notice** in the matter of

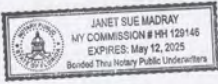
Public Notice

in the **19th Judicial District of the Circuit Court of Okeechobee County, Florida**, was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on
Lake Okeechobee News: 10/9/2024, 10/16/2024
LakeONews.com: 10/9/2024, 10/10/2024, 10/11/2024, 10/12/2024, 10/13/2024, 10/14/2024, 10/15/2024, 10/16/2024

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.


Katrina Elsen Muros

Sworn to and subscribed before me by means of
Physical Presence ☒ **Online Notarization**
physical presence or online notarization, this
10/16/2024

**GROVE COMMUNITY DISTRICT
NOTICE OF LANDOWNERS' MEETING &
REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Grove Community District (the "District") will hold a Landowners' Meeting and Regular Board Meeting at **2:00 p.m., or as soon thereafter as can be heard, on November 5, 2024**, in the Eagle Bay Conference Room at the South Florida Water Management District located at 316 NW 5th Street, Okeechobee, Florida 34972.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the District. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

From time to time one or more Supervisors may participate in the Regular Board Meeting by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community districts. The meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

Meetings may be cancelled from time to time without advertised notice.

GROVE COMMUNITY DISTRICT

www.grovecd.org
8205 LON 10/9,16/2024

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 03, 2024

A. CALL TO ORDER

District Manager Michael McElligott called the September 03, 2024, Regular Board Meeting and Public Hearing of the Grove Community District to order at 2:01 p.m. at the South Florida Water Management District Service Center, 316 NW 5th Street, Okeechobee, FL 34972.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that the Regular Board Meeting was published in *The Okeechobee News* on August 14, 2024 & August 21, 2024, as legally required.

C. ESTABLISH QUORUM

Mr. McElligott determined that the attendance of Supervisors H. M. Ridgely, Craig Linton, Jr, Curt McDowell, and Tyler Pugh constituted a quorum, and it was in order to proceed with the meeting.

Also, in attendance were: District Manager Michael McElligott of Special District Services, Inc. and General Counsel Ken van Assenderp via phone.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. May 7, 2024, Regular Board Meeting

The minutes of the May 7, 2024, Regular Board Meeting, as presented, were approved on a **motion** made by Mr. Ridgely, seconded by Mr. Pugh, and unanimously **passed**.

G. Public Hearing on the Fiscal Year 2024/2025 Final Budget

The Public Hearing was opened at 2:02 pm.

1. Proof of Publication

Mr. McElligott opened the public hearing and provided proof of publication that the Public Hearing had been published in *The Okeechobee News* on August 14, 2024 & August 21, 2024, as legally required.

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 03, 2024

1. Receive Public Comments on Adopting Fiscal Year 2024/2025 Final Budget

Mr. McElligott presented the budget after which there was no public comment.

2. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget

Mr. McElligott introduced Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE GROVE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR
2024/2025 BUDGET.**

After a brief discussion, Mr. Pugh **moved** approval of Resolution No. 2023-02, and Mr. Linton seconded. The **motion** carried **4-0**.

The Public Hearing was closed at 2:04 pm.

H. OLD BUSINESS

1. Update on the Water Farming Project and the Long-Term Grove Land Reservoir and Stormwater Treatment Area Project and Dispersed Water Project with SFWMD

Mr. Ridgely updated the Board that the Governor approved the budget with appropriations to acquire the project. St. Johns WMD is currently doing their due diligence, including an appraisal. If sold, the land encompasses the entirety of the Grove CD. Mr. VanAssenderp brought up that there may be issues pertaining to electing Grove CD Board members if another government is the sole landowner. Mr. Linton asked how long it will take to dissolve the Grove CD if it becomes a requirement of the sale. Mr. VanAssenderp explained that the only entity that can dissolve the Grove CD is the State, so the earliest would be the spring legislative session.

There was no action for the Board to take at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 03, 2024

Mr. McElligott introduced Resolution No. 202-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the Fiscal Year 2024/2025 Meeting Schedule.

After some Board discussion, a **motion** was made by Mr. Ridgely, seconded by Mr. Pugh, and **passed** unanimously to approve Resolution No. 2024-03, as presented.

2. Consider Resolution No. 2024-04 – Approving Goals and Objectives

Mr. McElligott introduced Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott that this is a new requirement in the Florida Statutes. Mr. McElligott presented Exhibit A in the book which shows all the Goals and Objective. This is what will be placed on the website as required. Then next year we will evaluate ourselves on how we did. After some discussion, a **motion** was made by Mr. Pugh, seconded by Mr. Linton, and **passed** unanimously to adopt Resolution No. 2024-04, as presented.

3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. McElligott introduced Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE GROVE COMMUNITY DISTRICT ADOPTING THE FISCAL YEAR 2023/2024 AMENDED BUDGET.

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 03, 2024

Mr. McElligott presented the amended budget for the fiscal year ending September 30, 2024, and recommended approval of the resolution.

A **motion** was made by Mr. Ridgley, seconded by Mr. Linton, and **passed** unanimously to approve Resolution No. 2024-05, as presented.

J. ADMINISTRATIVE MATTERS

1. Legal Report

Mr. Van Assenderp just let the Board know that he may need to speak with the Eveans attorney with regards to the Grove CD and the potential sale to the water management district.

2. Discussion Regarding Required Ethics Training

Mr. McElligott explained that this is a new requirement that applies to the Board members of the Grove CD. The ethics training is 4 hours to be done annually, starting this year, by December 31, 2024. Mr. McElligott informed the Board that there are links to 2 videos on the SDS, Inc website that have been reviewed by attorneys to meet the ethics training requirements.

K. BOARD MEMBER COMMENTS

There were no additional Board Member's comments.

L. ADJOURN

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:26 p.m.

Chair/Vice-Chair

Secretary/Assistant Secretary