



**GROVE
COMMUNITY DISTRICT**

**OKEECHOBEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 5, 2017
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
South Florida Water Management District
Okeechobee Service Center
3800 NW 16th Boulevard
Okeechobee, Florida 34972
REGULAR BOARD MEETING & PUBLIC HEARING
September 5, 2017
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 2, 2017 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
 - 3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Update on Dispersed Water Project, Grove Land Reservoir and Stormwater Treatment Area
 - 2. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 11
 - 3. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 13
- J. Administrative Matters
 - 1. Legal Report
- K. Board Members Comments
- L. Adjourn

INDEPENDENT NEWSMEDIA INC. USA

Okeechobee News
107 SW 17th Street, Suite D
Okeechobee, Florida 34974
863-763-3134

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Before the undersigned authority personally appeared Katrina Elsen, who on oath says she is the Publisher of the Okeechobee News, a three times a week Newspaper published at Okeechobee, in Okeechobee County, Florida, that the attached copy of advertisement being a Public Notice

in the matter of Meeting Schedule

in the 19th Judicial District of the Circuit Court of Okeechobee County, Florida, was published in said newspaper in the issues of

12/23/2014

Affiant further says that the said Okeechobee News is a newspaper published at Okeechobee, in said Okeechobee County, Florida, and that said newspaper has heretofore been published continuously in said Okeechobee County, Florida each week and has been entered as second class mail matter at the post office in Okeechobee, in said Okeechobee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

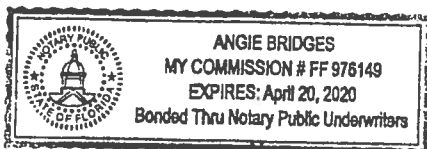
Katrina Elsen

Katrina Elsen

Sworn to and subscribed before me this
23rd day of December 2016 AD

Notary Public, State of Florida at Large

Angie Bridges



**GROVE COMMUNITY DISTRICT
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Grove Community District will hold Regular Meetings in a Conference Room of the South Florida Water Management District - Okeechobee Service Center located at 3800 NW 16th Boulevard, Okeechobee, Florida 34972, at 2:00 p.m. on the following dates:

January 3, 2017
May 2, 2017
September 5, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the 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.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said 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 insure 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 any of 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 the particular meeting.

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

GROVE COMMUNITY DISTRICT
www.grovecdd.org
478736 ON 12/23/2016

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
MAY 2, 2017

A. CALL TO ORDER

Lennart Lindahl, Vice President of Special District Services, Inc. called the May 2, 2017, Regular Board Meeting of the Grove Community District to order at 2:02 p.m. at the South Florida Water Management District Service Center, 3800 NW 16th Boulevard, Okeechobee, FL 34972.

B. PROOF OF PUBLICATION

Mr. Lindahl presented proof of publication that the Regular Board Meeting was published in *The Okeechobee News* on December 23, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

Mr. Lindahl determined that the attendance of Supervisors Craig Linton, Jr., H. M. Ridgely, and Curt McDowell constituted a quorum and it was in order to proceed with the meeting. Supervisor Clemons was not in attendance.

Also in attendance were: District Manager Lennart Lindahl of Special District Services, Inc. and General Counsel Ken van Assenderp of Young 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 was no public comment.

F. APPROVAL OF MINUTES

1. November 1, 2016, Regular Board Meeting

The minutes of the November 1, 2016, Regular Board Meeting were approved on a **motion** made by Mr. Ridgely, seconded by Mr. Linton and unanimously passed.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
MAY 2, 2017

H. NEW BUSINESS

- 1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Proposed Budget**

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

Mr. Lindahl presented proposed budget for the 2017/2018 fiscal year, and recommended approval of the resolution.

A **motion** was made by Mr. Ridgely, seconded by Mr. Linton, and passed unanimously to approve Resolution No. 2017-01, as presented.

- 2. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories**

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE

Mr. Lindahl presented the proposed resolution and recommended approval of the resolution.

A **motion** was made by Mr. Ridgely, seconded by Mr. Linton, and passed unanimously to approve Resolution No. 2017-02, as presented with Mr. Linton being the Board signatory.

- 3. Mr. Ridgely stated that Evan’s Properties, Inc. is moving ahead with a water storage project on property within as well as out the District. They have formed a Limited Liability Company called Scott Dispersed Water, LLC to**

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
MAY 2, 2017

own and operate the proposed facility. They have filed a U.S. Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act for the proposed project (please see attached). When operational, the facility will hold approximately 35,000 – 45,000 acre-feet of water.

I. ADMINISTRATIVE MATTERS

1. Legal Report

Mr. van Assenderp did not have any new information to present with regards to the District.

J. BOARD MEMBER COMMENTS

There were no additional Board Member's comments.

K. ADJOURN

There being no further business to come before the Board, a motion was made by Mr. Linton, seconded by Mr. Ridgely, and passed unanimously to adjourn the meeting at 2:07 p.m..

Chair/Vice-Chair

Secretary/Assistant Secretary

INDEPENDENT NEWSMEDIA INC. USA

Okeechobee News
107 SW 17th Street, Suite D
Okeechobee, Florida 34974
863-763-3134

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

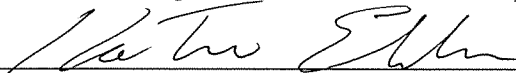
Before the undersigned authority personally appeared Katrina
Elsken, who on oath says she is the Publisher of the Okeechobee
News, a three times a week Newspaper published at Okeechobee,
in Okeechobee County, Florida, that the attached copy of
advertisement being a Public Notice

in the matter of Meeting

in the 19th Judicial District of the Circuit Court of Okeechobee
County, Florida, was published in said newspaper in the issues of

8/16, 23/2017


Affiant further says that the said Okeechobee News is a
newspaper published at Okeechobee, in said Okeechobee County,
Florida, and that said newspaper has heretofore been published
continuously in said Okeechobee County, Florida each week and
has been entered as second class mail matter at the post office in
Okeechobee, in said Okeechobee County, Florida, for a period of
one year next preceding the first publication of the attached copy
of advertisement, and affiant further says that she has neither
paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.



Katrina Elsken

Sworn to and subscribed before me this
23rd day of August 2017 AD

Notary Public, State of Florida at Large



**Notice of Public Hearing
and Regular Board Meeting of the
Grove Community District**

The Board of Supervisors of the Grove Community District will hold a Public Hearing and Regular Board Meeting on September 5, 2017, at 2:00 p.m., or as soon thereafter as can be heard, in a Conference Room of the South Florida Water Management District - Okeechobee Service Center located at 3800 NW 16th Boulevard, Okeechobee, Florida 34972.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the Grove Community District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 2501 Burns Road, Suite A, Palm Beach Gardens, Florida, during normal business hours.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

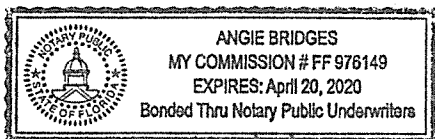
There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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 the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Grove Community District
www.grovecd.org
481931 ON 8/16, 23/2017



RESOLUTION NO. 2017-03

**A RESOLUTION OF THE GROVE COMMUNITY DISTRICT
ADOPTING A FISCAL YEAR 2017/2018 BUDGET**

WHEREAS, the Grove Community District (“District”) is in good legal standing and, to date, because the landowners are not yet developing the real property within the District, has not acquired or constructed any infrastructure system, facility and service;

WHEREAS, the District has no such infrastructure to operate, to maintain or to finance;

WHEREAS, the District, in order to remain in good legal standing, has retained minimal staffing to notice and to conduct its two required board hearings and meetings (to approve the Manager’s proposed budget and subsequently to adopt the approved budget);

WHEREAS, the District approved the budget by Resolution 2017-01 and hereby noticed the adoption hearing for September 5, 2017 to consider Resolution 2017-03; and,

WHEREAS, the landowner developer annually funds the adopted budget and has agreed to fund the approved budget if duly adopted limited to the amount of that adopted budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT THAT:

Section 1. The whereas clauses are true and accurate and incorporated herein as dispositive.

Section 2. The Final Budget and a summary or copy of the applicable Developer Funding Agreement for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved;

Section 3. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution including effecting and administering the funding agreement with the developer.

PASSED, ADOPTED and EFFECTIVE this 5th day of September, 2017.

ATTEST:

**GROVE
COMMUNITY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grove
Community District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
GROVE COMMUNITY DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	10,025
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 10,025
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	0
Management	6,000
Legal	2,000
Assessment Roll	0
Audit Fees	0
Insurance	0
Legal Advertisements	675
Miscellaneous	675
Dues & Subscriptions	175
Arbitrage Rebate Fee	0
Trustee Fee	0
Continuing Disclosure Fee	0
Website Management	500
TOTAL EXPENDITURES	\$ 10,025
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
GROVE COMMUNITY DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	7,210	10,100	10,025	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	1	0	0	
TOTAL REVENUES	\$ 7,211	\$ 10,100	\$ 10,025	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	0	0	
Management	6,000	6,000	6,000	No Change From 2016/2017 Budget
Legal	120	2,000	2,000	No Change From 2016/2017 Budget
Assessment Roll	0	0	0	
Audit Fees	0	0	0	
Insurance	0	0	0	
Legal Advertisements	239	700	675	\$25 Decrease From 2016/2017 Budget
Miscellaneous	177	725	675	\$50 Decrease From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Arbitrage Rebate Fee	0	0	0	
Trustee Fee	0	0	0	
Continuing Disclosure Fee	0	0	0	
Website Management	500	500	500	No Change From 2016/2017 Budget
TOTAL EXPENDITURES	\$ 7,211	\$ 10,100	\$ 10,025	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Grove Community District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, OKEECHOBEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 5th day of September, 2017.

ATTEST:

**GROVE
COMMUNITY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**GROVE COMMUNITY DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Grove Community District will hold Regular Meetings in a Conference Room of the South Florida Water Management District – Okeechobee Service Center located at 3800 NW 16th Boulevard, Okeechobee, Florida 34972, at 2:00 p.m. on the following dates:

**January 2, 2018
May 1, 2018
September 4, 2018**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the 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.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said 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 insure 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 any of 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 the particular meeting.

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

GROVE COMMUNITY DISTRICT

www.grovecdd.org

PUBLISH: OKEECHOBEE NEWS 12/19/17

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Grove Community District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 5th day of September, 2017.

ATTEST:

**GROVE
COMMUNITY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grove
Community District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

AMENDED FINAL BUDGET
GROVE COMMUNITY DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 8/31/17
REVENUES			
O & M Assessments	0	0	0
Debt Assessments	0	0	0
Developer Contribution	10,100	8,075	6,677
Interest Income	0	0	0
Total Revenues	\$ 10,100	\$ 8,075	\$ 6,677
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	0	0	0
Management	6,000	6,000	5,500
Legal	2,000	500	0
Assessment Roll	0	0	0
Audit Fees	0	0	0
Insurance	0	0	0
Legal Advertisements	700	500	265
Miscellaneous	725	400	279
Dues & Subscriptions	175	175	175
Arbitrage Rebate Fee	0	0	0
Trustee Fee	0	0	0
Continuing Disclosure Fee	0	0	0
Website Management	500	500	458
Total Expenditures	\$ 10,100	\$ 8,075	\$ 6,677
Net Excess/ (Shortfall)	\$ -	\$ -	\$ -

FUND BALANCE AS OF 9/30/16
FY 2016/2017 ACTIVITY
FUND BALANCE AS OF 9/30/17

\$0
\$0
\$0