



**GROVE  
COMMUNITY DISTRICT**

**OKEECHOBEE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
SEPTEMBER 4, 2018  
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 16<sup>th</sup> Boulevard  
Okeechobee, Florida 34972  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
September 4, 2018  
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 1, 2018 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Adopting Fiscal Year 2018/2019 Final Budget
  - 3. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 6
- H. Old Business
  - 1. Update on Dispersed Water Project, Grove Land Reservoir and Stormwater Treatment Area
- I. New Business
  - 1. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 11
- J. Administrative Matters
  - 1. Legal Report
  - 2. Announce Landowners’ Meeting – November 6, 2018
- 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  
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 Meetings

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

12/20/2017

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.

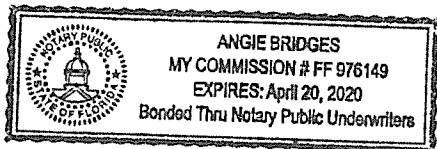
Katrina Elsken

Katrina Elsken

Sworn to and subscribed before me this  
20<sup>th</sup> day of December 2017 AD

Notary Public, State of Florida at Large

Angie Bridges



**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](http://www.grovecdd.org)  
483519 ON 12/20/2017

GROVE COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
MAY 1, 2018

**A. CALL TO ORDER**

Lennart Lindahl, Vice President of Special District Services, Inc. called the May 1, 2018, Regular Board Meeting of the Grove Community District to order at 2:00 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 20, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH QUORUM**

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

Also in attendance were: District Manager Lennart Lindahl of Special District Services, Inc. and General Counsel Ken Van Assenderp of Young Van Assenderp participated by telephone.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Lindahl announced the Annual Landowners' meeting on November 6, 2018 and that the following three seats are up for election: Mr. Linton, Mr. Ridgely and the vacant seat.

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

There was no public comment.

**F. APPROVAL OF MINUTES**

**1. September 5, 2017, Regular Board Meeting**

The minutes of the September 5, 2017, Regular Board Meeting and Public Hearing were approved on a **motion** made by Ms. Clemons, seconded by Mr. Linton and unanimously passed.

GROVE COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
MAY 1, 2018

**G. OLD BUSINESS**

**1. Update on Dispersed Water Project, Grove Land Reservoir and Stormwater Treatment Area.**

Mr. Ridgely provided an update with regards to the Dispersed Water Project. He explained that they were applying for permits and the project is progressing slowly. Mr. Ridgely also explained that during the interim, the 5,000 acre deep reservoir is being promoted for shallow water storage to provide environmental benefits while the larger reservoir is seeking funding for implementation.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget**

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Lindahl presented proposed budget for the 2018/2019 fiscal year, and recommended approval of the resolution.

A **motion** was made by Mr. Ridgely, seconded by Ms. Clemons, and passed unanimously to approve Resolution No. 2018-01, as presented.

GROVE COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
MAY 1, 2018

**2. Consider Resolution No. 2018-02 – Adopting a Statewide Mutual Aide Agreement**

Mr. Lindahl introduced Resolution No. 2018-02, entitled:

**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Lindahl presented the proposed agreement. Mr. Linton **moved** approval of Resolution No. 2018-02, Mr. McDowell seconded and the **motion** carried 4-0.

**I. ADMINISTRATIVE MATTERS**

**1. Legal Report**

There was no 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 Ms. Clemons, and passed unanimously to adjourn the meeting at 2:10 p.m..

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Chair/Vice-Chair

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Secretary/Assistant Secretary

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107 SW 17th Street, Suite D  
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STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

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8/15, 22/2018

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.

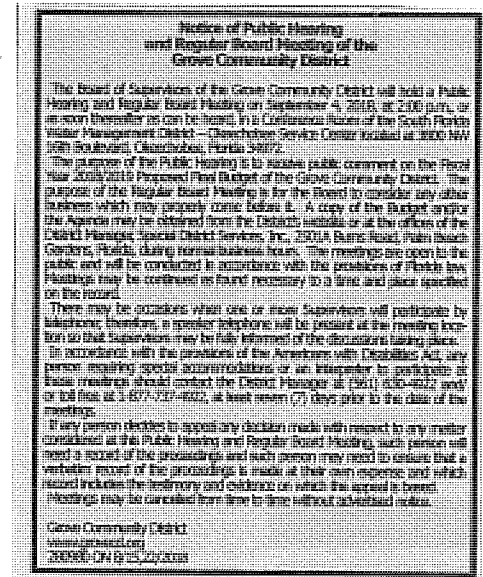
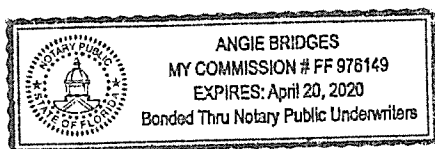
Katrina Elsken

Katrina Elsken

Sworn to and subscribed before me this  
22rd day of August 2018 AD

Notary Public, State of Florida, at Large

Angie Bridges



**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE GROVE COMMUNITY DISTRICT  
ADOPTING A FISCAL YEAR 2018/2019 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 2018-03 and hereby noticed the adoption hearing for September 4, 2018 to consider Resolution 2018-03; 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 2018/2019 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 4<sup>th</sup> day of September, 2018.

**ATTEST:**

**GROVE  
COMMUNITY DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Grove  
Community District

**Final Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET

**FINAL BUDGET**  
**GROVE COMMUNITY DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

|                                      | <b>FISCAL YEAR<br/>2018/2019<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O&M Assessments                      | 0   |
| Developer Contribution               | 9,975                                       |
| Debt Assessments                     | 0   |
| Interest Income                      | 0   |
| <b>TOTAL REVENUES</b>                | <b>\$ 9,975</b>                             |
| <b>EXPENDITURES</b>                  |   |
| Supervisor Fees                      | 0   |
| Engineering/Inspections              | 0   |
| Management                           | 6,000                                       |
| Legal                                | 2,000                                       |
| Assessment Roll                      | 0   |
| Audit Fees                           | 0   |
| Insurance                            | 0   |
| Legal Advertisements                 | 650   |
| Miscellaneous                        | 650   |
| Dues & Subscriptions                 | 175   |
| Arbitrage Rebate Fee                 | 0   |
| Trustee Fee                          | 0   |
| Continuing Disclosure Fee            | 0   |
| Website Management                   | 500   |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 9,975</b>                             |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ -</b>                                 |
| Bond Payments                        | 0   |
| <b>BALANCE</b>                       | <b>\$ -</b>                                 |
| County Appraiser & Tax Collector Fee | 0   |
| Discounts For Early Payments         | 0   |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                                 |

**DETAILED FINAL BUDGET**  
**GROVE COMMUNITY DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

|                                      | FISCAL YEAR<br>2016/2017<br>ACTUAL | FISCAL YEAR<br>2017/2018<br>BUDGET | FISCAL YEAR<br>2018/2019<br>BUDGET | COMMENTS                            |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| <b>REVENUES</b>                      |                                    |                                    |                                    |                                     |
| O&M Assessments                      | 0                                  | 0                                  | 0                                  |                                     |
| Developer Contribution               | 7,400                              | 10,025                             | 9,975                              | Developer Contribution              |
| Debt Assessments                     | 0                                  | 0                                  | 0                                  |                                     |
| Interest Income                      | 1                                  | 0                                  | 0                                  |                                     |
|                                      |                                    |                                    |                                    |                                     |
| <b>TOTAL REVENUES</b>                | <b>\$ 7,401</b>                    | <b>\$ 10,025</b>                   | <b>\$ 9,975</b>                    |                                     |
|                                      |                                    |                                    |                                    |                                     |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |                                     |
| Supervisor Fees                      | 0                                  | 0                                  | 0                                  |                                     |
| Engineering/Inspections              | 0                                  | 0                                  | 0                                  |                                     |
| Management                           | 6,000                              | 6,000                              | 6,000                              | No Change From 2017/2018 Budget     |
| Legal                                | 0                                  | 2,000                              | 2,000                              | No Change From 2017/2018 Budget     |
| Assessment Roll                      | 0                                  | 0                                  | 0                                  |                                     |
| Audit Fees                           | 0                                  | 0                                  | 0                                  |                                     |
| Insurance                            | 0                                  | 0                                  | 0                                  |                                     |
| Legal Advertisements                 | 429                                | 675                                | 650                                | \$25 Decrease From 2017/2018 Budget |
| Miscellaneous                        | 297                                | 675                                | 650                                | \$25 Decrease From 2017/2018 Budget |
| Dues & Subscriptions                 | 175                                | 175                                | 175                                | No Change From 2017/2018 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 2017/2018 Budget     |
|                                      |                                    |                                    |                                    |                                     |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 7,401</b>                    | <b>\$ 10,025</b>                   | <b>\$ 9,975</b>                    |                                     |
|                                      |                                    |                                    |                                    |                                     |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ -</b>                        |                                     |
|                                      |                                    |                                    |                                    |                                     |
| Bond Payments                        | 0                                  | 0                                  | 0                                  |                                     |
|                                      |                                    |                                    |                                    |                                     |
| <b>BALANCE</b>                       | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ -</b>                        |                                     |
|                                      |                                    |                                    |                                    |                                     |
| County Appraiser & Tax Collector Fee | 0                                  | 0                                  | 0                                  |                                     |
| Discounts For Early Payments         | 0                                  | 0                                  | 0                                  |                                     |
|                                      |                                    |                                    |                                    |                                     |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ -</b>                        |                                     |

**RESOLUTION NO. 2018-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 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 2018/2019; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 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 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 4<sup>th</sup> day of September, 2018.

**ATTEST:**

**GROVE  
COMMUNITY DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**GROVE COMMUNITY DISTRICT  
FISCAL YEAR 2018/2019 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 16<sup>th</sup> Boulevard, Okeechobee, Florida 34972, at 2:00 p.m. on the following dates:

**January 8, 2019 (second Tuesday due to 01/01/19 holiday)**

**May 7, 2019 (first Tuesday)**

**September 3, 2019 (first Tuesday)**

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.

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

**GROVE COMMUNITY DISTRICT**

**[www.grovecdd.org](http://www.grovecdd.org)**

**PUBLISH: OKEECHOBEE NEWS    /    /18**