



**GROVE
COMMUNITY DISTRICT**

**OKEECHOBEE COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
NOVEMBER 1, 2022
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
REGULAR BOARD MEETING
November 1, 2022
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- 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. September 6, 2022 Regular Board Meeting & Public Hearing.....Page 12
- G. 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
- H. New Business
 - 1. Consider Resolution No. 2022-04 – Approving a Fiscal Year 2021/2022 Amended Budget.....Page 15
- I. Administrative Matters
 - 1. Legal Report
- J. Board Members Comments
- K. Adjourn



Lake Okeechobee News
313 NW 4th Avenue
Okeechobee, FL 34972
863-763-3134

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

Public Notice

in the **20th Judicial District of the Circuit Court of Palm Beach County, Florida**, was published in said newspaper in the issues of

10/05/22, 10/12/22

(Print Dates)

or by publication on the newspaper's website, if authorized, on

10/05/22, 10/12/22

(Website Dates)

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

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

NOTICE IS HEREBY GIVEN that the Grove Community 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 1, 2022, 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 Grove Community 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 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 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

563429 LON 10/5,12/2022


Katrina Elsken Muros

Sworn to and subscribed before me by means of
☐ Physical Presence ☒ Online Notarization
physical presence or online notarization, this
12th day of October, 2022.




(Signature of Notary Public)
STAMP OF NOTARY PUBLIC



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. 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.

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 Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson 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.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), 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 (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) 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 (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- 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(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). 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.

At the second and subsequent landowner elections*, the two (2) 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.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two (2) supervisors are elected by General Election).

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 (or lot parcels) 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 will determine the legality of the contested ballot(s). 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 (or lot parcel) 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.

THE GROVE COMMUNITY DISTRICT
LANDOWNERS' MEETING
NOVEMBER 3, 2020

A. CALL TO ORDER

District Manager Michael McElligott called the November 3, 2020, 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 7, 2020, and October 14, 2020, 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 and Susanne Clemons.

Also in attendance is Mr. Tyler Pugh.

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 6, 2018, Landowners' Meeting Minutes

The minutes of the November 6, 2018, Landowners' Meeting were approved, as presented.

THE GROVE COMMUNITY DISTRICT
LANDOWNERS' MEETING
NOVEMBER 3, 2020

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, 2024 and the candidate receiving the least number of votes would be elected for a two-year term expiring on November 30, 2022.

2. Nomination of Candidates

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

Susanne Clemons
Curt McDowell
Tyler Pugh

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
Curt McDowell	1,895	4 year	2024
Tyler Pugh	1,895	4 year	2024
Susanne Clemons	1,894	2 year	2022

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.

THE GROVE COMMUNITY DISTRICT
LANDOWNERS' MEETING
NOVEMBER 3, 2020

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 1, 2022 at 2:00 p.m. in the South Florida Water Management District, 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 1, 2022

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:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

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

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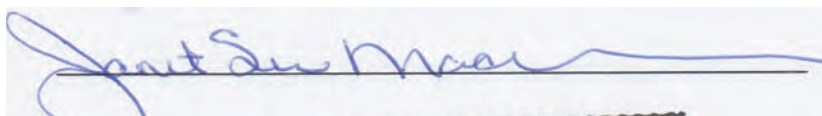
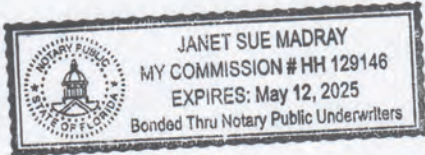
Meetings may be cancelled from time to time without advertised notice.

GROVE COMMUNITY DISTRICT
www.grovecd.org

563429 LON 10/5,12/2022


Katrina Elsken Muros

Sworn to and subscribed before me by means of
☐ Physical Presence ☒ Online Notarization
physical presence or online notarization, this
12th day of October, 2022.

(Signature of Notary Public)
STAMP OF NOTARY PUBLIC

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 6, 2022

A. CALL TO ORDER

District Manager Michael McElligott called the September 6, 2022, Regular Board Meeting and Public Hearing 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 Regular Board Meeting was published in *The Okeechobee News* on August 17, 2022 & August 24, 2022, as legally required.

C. ESTABLISH QUORUM

Mr. McElligott determined that the attendance of Supervisors H. M. Ridgely, Susanne Clemons, 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

None.

F. APPROVAL OF MINUTES

1. May 3, 2022, Regular Board Meeting

The minutes of the May 3, 2022, Regular Board Meeting, as presented, were approved on a **motion** made by Ms. Clemons, seconded by Mr. Pugh, and unanimously passed.

G. Public Hearing on the Fiscal Year 2022/2023 Final Budget

The Public Hearing was opened at 2:02pm.

1. Proof of Publication

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 6, 2022

Mr. McElligott opened the public hearing and provided proof of publication that the Public Hearing had been published in *The Okeechobee News* on August 17, 2022 & August 24, 2022, as legally required.

2. Receive Public Comments on Adopting Fiscal Year 2022/2023 Final Budget

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

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. McElligott introduced Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

**A RESOLUTION OF THE GROVE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR
2022/2023 BUDGET.**

After a brief discussion, Mr. Ridgely **moved** approval of Resolution No. 2021-03, and Ms. Clemons seconded. The **motion** carried 4-0.

The Public Hearing was closed at 2:04pm.

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 on the various projects. He stated that the Water Farming project began operations November 2021, and was quickly over capacity. SFWMD is very happy with the project. He also informed the Board that they are currently working to get another \$6 million in the next round of grant funding, and they are working with SFWMD on the details.

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

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 6, 2022

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the Fiscal Year 2022/2023 Meeting Schedule.

After some Board discussion, a **motion** was made by Mr. Pugh, seconded by Mr. McDowell, and passed unanimously to approve Resolution No. 2022-03, as presented.

J. ADMINISTRATIVE MATTERS

1. Announce Landowners' Meeting – November 1st, 2022

Mr. McElligott announced the Landowners' meeting.

2. Legal Report

Mr. Van Assenderp had no further updates.

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 2:06 p.m.

Chair/Vice-Chair

Secretary/Assistant Secretary

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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 2021/2022 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 1st day of November, 2022.

ATTEST:

**GROVE
COMMUNITY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grove Community District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

AMENDED FINAL BUDGET
GROVE COMMUNITY DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
O & M Assessments	0	0	0
Debt Assessments	0	0	0
Developer Contribution	9,925	9,025	7,235
Interest Income	0	0	0
Total Revenues	\$ 9,925	\$ 9,025	\$ 7,235
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	0	0	0
Management	6,000	6,000	6,000
Legal	2,000	1,500	0
Assessment Roll	0	0	0
Audit Fees	0	0	0
Insurance	0	0	0
Legal Advertisements	625	450	245
Miscellaneous	575	350	265
Dues & Subscriptions	175	175	175
Arbitrage Rebate Fee	0	0	0
Trustee Fee	0	0	0
Continuing Disclosure Fee	0	0	0
Website Management	550	550	550
Total Expenditures	\$ 9,925	\$ 9,025	\$ 7,235
Net Excess/ (Shortfall)	\$ -	\$ -	\$ -

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$6
\$0
\$6