

**MINUTES OF MEETING  
GROVES AT LAKE MARION  
COMMUNITY DEVELOPMENT DISTRICT**

The Groves at Lake Marion Community Development District held Public Hearings and a Regular Meeting on February 12, 2025 at 11:00 a.m., at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850.

**Present were:**

Rob Bonin (via telephone)	Chair
Logan Lantrip (via telephone)	Vice Chair
Kayla Word	Assistant Secretary
Carrie Dazzo	Assistant Secretary
Kathryn Farr	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Daniel Kovacs (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:07 a.m. Supervisors Word, Dazzo and Farr were present. Supervisors Bonin and Lantrip attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and**

**Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2025-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Groves at Lake Marion Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-31.

**On MOTION by Ms. Word and seconded by Ms. Farr, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Word and seconded by Ms. Dazzo, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Word and seconded by Ms. Dazzo, with all in favor, Resolution 2025-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Groves at Lake Marion Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the**

**Financing and Securing of Certain Public Improvements****A. Affidavit/Proof of Publication****B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

**C. Engineer's Report (for informational purposes)**

Mr. Kovacs stated the Engineer's Report was unchanged since it was last presented.

**D. Master Special Assessment Methodology Report (for informational purposes)**

Mr. Rom stated that the Master Special Assessment Methodology Report is unchanged since it was presented in detail at the last meeting.

Mr. Earlywine stated that the two Reports contain all the necessary findings, including that there is sufficient benefit from the project to justify the levy of the assessments and that the assessments are fairly and reasonably allocated consistently with the Equivalent Residential Unit (ERU) factors for the unit types.

**On MOTION by Ms. Dazzo and seconded by Ms. Word, with all in favor, the Public Hearing was opened.**

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Word and seconded by Ms. Farr, with all in favor, the Public Hearing was closed.**

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, had no questions and made no changes.

- E. Consideration of Resolution 2025-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Mr. Rom presented Resolution 2025-32 and read the title.

**On MOTION by Ms. Dazzo and seconded by Ms. Farr, with all in favor, Resolution 2025-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

- A. Affidavits of Publication**

The affidavits of publication were included for informational purposes.

- B. Consideration of Resolution 2025-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-33 and the Rules of Procedure.

**On MOTION by Ms. Word and seconded by Ms. Farr, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Dazzo and seconded by Ms. Word, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Word and seconded by Ms. Farr, with all in favor, Resolution 2025-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

#### **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

##### **A. Affidavit of Publication**

The affidavits of publication were included for informational purposes.

##### **B. Consideration of Resolution 2025-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-34. He reviewed the proposed Fiscal Year 2025 budget, which is Landowner-funded, with expenses funded as they are incurred; it was adjusted to include Supervisors' fees, as discussed at the last meeting.

**On MOTION by Ms. Word and seconded by Ms. Farr, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Dazzo and seconded by Ms. Word, with all in favor, the Public Hearing was closed.**

On MOTION by Ms. Farr and seconded by Ms. Dazzo, with all in favor, Resolution 2025-34, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-22,  
Designating the Location of the Local  
District Records Office and Providing for an  
Effective Date**

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Polk County Property  
Appraiser Data Sharing and Usage  
Agreement**

Mr. Rom presented the Polk County Property Appraiser Data Sharing and Usage Agreement.

On MOTION by Ms. Word and seconded by Ms. Farr, with all in favor, the Polk County Property Appraiser Data Sharing and Usage Agreement, was ratified.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of December 31, 2024**

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2024.

On MOTION by Ms. Dazzo and seconded by Ms. Farr, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of Meeting Minutes**

- A. November 4, 2024 Landowners' Meeting
- B. November 4, 2024 Organizational Meeting

**On MOTION by Ms. Word and seconded by Ms. Dazzo, with all in favor, the November 4, 2024 Landowners' Meeting Minutes and the November 4, 2024 Organizational Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated the bond validation hearing is scheduled for Friday, February 21, 2025 at 11:00 a.m., via Teams.

**B. District Engineer (Interim): Tract Engineering, LLC**

There was no report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: March 12, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The March 12, 2025 meeting will be canceled. The next meeting, at which the proposed Fiscal Year 2025 budget will be discussed, will be held on April 9, 2025.

Mr. Rom will work with Mr. Bonin on Field Operations. Ms. Farr will secure a proposal from Trace Air for consideration at the next meeting.

**TWELFTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Word and seconded by Ms. Dazzo, with all in favor, the meeting adjourned at 11:25 am.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair