

Groves at Lake Marion Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://grovesatlakemarioncdd.net/>

May 6, 2026

Board of Supervisors

Groves at Lake Marion Community Development District

Dear Board Members:

The Groves at Lake Marion Community Development District will hold a Regular Meeting on May 13, 2026 at 11:00 a.m., at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Kathryn Farr [Seat 5]
4. Consideration of Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Field Operations Manager Staff Report: *Wrathell, Hunt and Associates, LLC*
 - A. Consideration of Turnover Map
 - B. Consideration of Windom Solutions, Inc. Proposal for Dog Stations

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- C. Consideration of Proposals for Monthly Maintenance of Dog Waste Stations
- 7. Consideration of Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- 8. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [**November 3, 2026** - Seats 3, 4 & 5]
- 9. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
- 10. Consideration of Resolution 2026-05, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
- 11. Consideration of NC Real Estate LLC Utilities Easement Agreement
- 12. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
- 13. Ratification Items
 - A. Acquisition of Phases 1 and 2 Improvements
 - B. Bill of Sale [Phases 1 and 2 Improvements]
 - C. The Lake Doctors, Inc. Agreement for Pond Maintenance Services
 - D. Florida ULS Operating, LLC d/b/a United Land Services, LLC Landscape & Irrigation Maintenance Services Agreement
- 14. Acceptance of Unaudited Financial Statements as of March 31, 2026
- 15. Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes
- 16. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer (Interim): *Tract Engineering, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS
 - June 10, 2026 at 11:00 AM
 - July 8, 2026 at 11:00 AM
- QUORUM CHECK

SEAT 1	ROB BONIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	LOGAN LANTRIP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAYLA WORD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CARRIE DAZZO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 17. Board Members' Comments/Requests
- 18. Public Comments
- 19. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me or Raymond Passaro directly at (561) 571-0010.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804