

Groves at Lake Marion Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://grovesatlakemarioncdd.net/>

August 5, 2026

ATTENDEES:

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

Board of Supervisors

Groves at Lake Marion Community Development District

Dear Board Members:

The Board of Supervisors of the Groves at Lake Marion Community Development District will hold Public Hearings and a Regular Meeting on August 12, 2026 at 11:30 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. Administration of Oath of Office to Michelle Dudley (*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
4. Consideration of Resolution 2026-06, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date

6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-08, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. 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
 - B. Consideration of Resolution 2026-09, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2026-10, 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
9. Consideration of Earth Care Industries, Inc. Estimate #1864 Tract A and C Discing
10. Consideration of Acquisition of Phase 3 Improvements
11. Acceptance of Unaudited Financial Statements as of June 30, 2026
12. Approval of May 13, 2026 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Tract Engineering, LLC*
 - C. Field Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - September 9, 2026 at 11:00 AM
 - October 14, 2026 at 11:30 AM

○ QUORUM CHECK

SEAT 1	ROB BONIN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	LOGAN LANTRIP	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KAYLA WORD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	CARRIE DAZZO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MICHELLE DUDLEY	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

14. Board Members' Comments/Requests

15. Public Comments

16. 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