

**MINUTES OF MEETING  
THE GROVES OF ST. LUCIE COUNTY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of The Groves of St. Lucie County Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on March 30, 2026 at 11:00 a.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr., Ft. Pierce, Florida 34945.

**Present:**

Tim Gee	Chair
Juliet Misconi	Vice Chair
Michael Dula	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jere Earlywine (via telephone)	District Counsel
Kirsten Mood (via telephone)	Kutak Rock LLP
Alex Daugherty	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Conti called the meeting to order at 11:00 a.m. Supervisors Gee, Misconi and Dula were present. Supervisors Folstein and Youngblood were absent.

**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**

Mr. Conti stated this is related to utilizing the Uniform Method of levying and collecting special assessments via the services of the Property Appraiser and Tax Collector.

**A. Affidavit/Proof of Publication**

The affidavit of publication was provided for informational purposes.

**B. Consideration of Resolution 2026-12, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Groves of St. Lucie County Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Ms. Misconi and seconded by Mr. Dula with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Gee and seconded by Mr. Dula, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Misconi and seconded by Mr. Gee, with all in favor, Resolution 2026-12, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by The Groves of St. Lucie County 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. Master Engineer’s Report (for informational purposes)**

The previously approved Engineer’s Report was included for informational purposes.

The following questions were posed and answered:

**Ms. Mood:** Based on your professional experience, are the cost estimates in your Engineer’s Report reasonable and proper?

**Mr. Daugherty:** Yes. And I verified that the product types listed in Section 1 are correct, per what was approved with St. Lucie County.

**Ms. Mood:** And are you aware of any reason to believe the project cannot be carried out by the District?

**Mr. Daugherty:** No.

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

Mr. Conti presented the Master Special Assessment Methodology Report dated February 20, 2026. He reviewed the Appendix Tables and noted the following:

- 612 total units are anticipated.
- The anticipated total CIP costs are estimated at \$70,500,000.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$96,765,000 to finance costs estimated at \$70,500,000.

The following question was posed and answered:

**Ms. Mood:** Does your assessment Report provide that the lands that are being assessed are receiving special benefits from the Capital Improvement Plan? And, in your professional opinion, those benefits to the assessed property would include and give access to and from the benefited property via the master infrastructure, the low cost tax-exempt financing that is available, eventual resident ownership, operation and control of those capital infrastructure improvements; assurance of continual operation of that capital infrastructure in the facility that protects the property value there; reduced need for personal recreational facilities and equipment, which results in increased enjoyment of this benefited property; the ability to refinance the debt assessments in the future, resulting in potential additional savings; and the Developer’s payment of any debt and O&M that may be involved there; all of those are special benefits to the properties that are being assessed here; and is it your professional opinion that the assessments could cover that Improvement Plan, and be sufficient to cover the debt and everything therein?

**Mr. Conti** Yes, that is correct.

**On MOTION by Mr. Dula and seconded by Mr. Gee, 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.

- 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, made no changes to the assessment levels.

**On MOTION by Mr. Gee and seconded by Mr. Dula, with all in favor, the Public Hearing was closed.**

- E. **Consideration of Resolution 2026-13, 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. Conti presented Resolution 2026-13 and read the title.

**On MOTION by Ms. Misconi and seconded by Mr. Dula, with all in favor, Resolution 2026-13, 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 2026-14, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Conti presented Resolution 2026-14 and Exhibit A, the Rules of Procedure.

**On MOTION by Mr. Gee and seconded by Ms. Misconi, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Misconi and seconded by Mr. Gee, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Dula and seconded by Mr. Gee, with all in favor, Resolution 2026-14, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of U.S. Bank Global Corporate Trust Services Engagement Letter**

**On MOTION by Mr. Gee and seconded by Mr. Dula, with all in favor, the U.S. Bank Global Corporate Trust Services Engagement Letter.**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2026/2027 Budget**

This item was presented following the Eighteenth Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

**On MOTION by Mr. Dula and seconded by Ms. Misconi, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.**

**ELEVENTH ORDER OF BUSINESS**

**Review of Response to Request for Proposals (RFP) for Annual Audit Services**

**A. Affidavit of Publication**

**B. RFP Package**

These items were included for informational purposes.

**C. Respondents**

Mr. Conti stated that District Management has worked with all the respondents and all are qualified. He discussed his scores and rankings, as follows:

- Ability of Personnel: All proposers received full points.
- Proposer’s Experience: All proposers received full points.
- Understanding of Scope of Work: All proposers received full points.
- Ability to Furnish Required Services: Ten point were deducted from Berger, Toombs, Elam, Gaines & Frank (BTEGF) for recent delays in submitting timely audits.
- Price: Grau & Associates (Grau), the lowest bidder, received 20 points; BTEGF and Carr, Riggs & Ingram received 18 points and 15 points, respectively.

**I. Berger, Toombs, Elam, Gaines & Frank**

Bid: \$4,900 with bond issuance.

**II. Carr, Riggs & Ingram**

Bid: \$8,850 with bond issuance.

**III. Grau & Associates**

Bid: \$4,200 with bond issuance.

**D. Auditor Evaluation Matrix/Ranking**

The Audit Selection Committee accepted Mr. Conti’s scores and ranking, as follows:

#1	Grau & Associates	100 points
#2	Carr, Riggs & Ingram	95 points
#3	Berger, Toombs, Elam, Gaines & Frank	87 points

**On MOTION by Mr. Gee and seconded by Mr. Dula, with all in favor, accepting District Management’s scores and ranking as the Audit Selection Committee’s joint scores and ranking, was approved.**

**TWELFTH ORDER OF BUSINESS**

**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

**On MOTION by Mr. Dula and seconded by Mr. Gee, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.**

**THIRTEENTH ORDER OF BUSINESS**

**Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

**On MOTION by Mr. Dula and seconded by Mr. Gee, with all in favor, accepting the Audit Selection Committee’s scores, ranking and recommendation ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services, as the Board’s own scores and ranking, and awarding the Annual Audit Services contract to Grau & Associates, the #1 ranked respondent, was approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

- A. Publication**
- B. RFQ Package**
- C. Respondent(s)**
  - I. Kimley-Horn and Associates, Inc.**
  - II. South Florida Engineering and Consulting LLC**

These items were included for informational purposes.

Ms. Cerbone stated the RFQ is based on qualifications only, unlike the RFP for Annual Audit Services, which includes pricing. Based on the Board’s actions today, assuming that the

highest ranked respondent is awarded the contract, District Counsel will be authorized to negotiate a contract with the highest-ranked respondent.

**D. Competitive Selection Criteria/Ranking**

Mr. Dula discussed the categories of Ability and Adequacy of Professional Personnel, Consultant’s Past Performance, Geographic Location, Willingness to Meet Time and Budget Requirements, Certified Minority Business Enterprise, Recent, Current and Projected Workloads and Volume of Work Previously Awarded to Consultant by District.

Ms. Cerbone stated the Board can score and rank the respondents jointly, accept Mr. Dula’s scores and ranking as the Board’s own, or they can score and rank them individually.

Mr. Dula reviewed his scores and discussed his reasoning for his scores, as follows:

**I. Kimley-Horn and Associates, Inc.**

Total Score: 95 points

**II. South Florida Engineering and Consulting LLC**

Total Score: 85 points

**On MOTION by Mr. Gee and seconded by Ms. Misconi, with all in favor, accepting Mr. Dula’s scores, ranking and recommendation, ranking Kimley-Horn and Associates, Inc. as the #1 ranked respondent to the RFQ for Engineering Services as the Board’s own scores and ranking, was approved.**

**E. Award of Contract**

**On MOTION by Mr. Gee, and seconded by Mr. Dula, with all in favor, awarding the Engineering Services contract to Kimley-Horn and Associates, Inc., the #1 ranked respondent, was approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**SIXTEENTH ORDER OF BUSINESS**

**Ratification of Kimley-Horn and Associates, Inc. Interim Engineering Services Agreement**

**On MOTION by Mr. Gee and seconded by Ms. Misconi, with all in favor, the Kimley-Horn and Associates, Inc. Interim Engineering Services Agreement, was ratified.**

**SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

**On MOTION by Mr. Gee and seconded by Ms. Misconi, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.**

**EIGHTEENTH ORDER OF BUSINESS**

**Approval of January 22, 2026 Special Meeting Minutes**

The following change was made:

Line 18 and throughout: Change “Dougherty” to “Daugherty”

**On MOTION by Mr. Gee and seconded by Mr. Dula, with all in favor, the January 22, 2026 Special Meeting Minutes, as amended, were approved.**

▪ **Discussion: Fiscal Year 2026/2027 Budget**

**This item, previously the Seventh Order of Business, was presented out of order.**

Discussion ensued about expenditures, infrastructure coming online in Fiscal Year 2027, determining whether the HOA or CDD will maintain infrastructure and who will fund expenses.

Mr. Earlywine recalled previous discussions related to issuing bonds in 2028.

Discussion ensued regarding whether the CDD will own the Amenity, whether roads will be private and use of bonds to pay for stormwater utilities.

Mr. Earlywine recommended the CDD own everything if gates will not be installed.

Ms. Cerbone noted that off-site roadway improvements will be conveyed to the County; internal roads will be owned by the CDD.

Discussion ensued regarding the Tables in the Engineer’s Report and Methodology, Equivalent Residential Unit (ERU) calculations, bond validation, Non-Ad Valorem Assessments to fund the Operation & Maintenance (O&M) budget, and the recommendation to include Field Operations in the CDD budget when the CDD owns the Amenity.

▪ **Discussion Resumed: Item 4C, Master Engineer’s Report**

The following change was made:

Section V, CIP COST ESTIMATE TABLE: Change “Roadways” O&M Entity to “CDD”

Ms. Cerbone stated that the O&M Entity for Off-Site Improvements will remain the County. Staff will confirm that the Cost Estimates for “Roadways” and “Off-Site Improvements” will each remain \$7.5 million.

▪ **Discussion: Fiscal Year 2026/2027 Budget**

Discussion ensued regarding the need to budget ongoing maintenance costs; prorating the existing buildout budget circulated by Mr. Adams; the intent for the bulk of O&M costs, including stormwater infrastructure and landscape, to be up-front costs; the second phase O&M being limited to roadways and lots; intent for townhomes to be sold; off-roll assessments; conditional assessments on sold lots; the Developer Funding Agreement; unit and lot counts and the Development Plan; implementing off-roll assessments on Townhomes only; Developer Contributions; budgeting considerations; and the intention to sell the Townhomes in bulk.

Ms. Cerbone stated the Board will meet on or before June 15, 2026 to present the proposed Fiscal Year 2027 budget and, 60 days later to adopt, but before September 15, 2026. The CDD will own, budget and collect for the Amenity.

Discussion ensued regarding property management, a recommendation that the CDD contract with the same company as the HOA, and Ms. Misconi’s request for recommendations.

Ms. Cerbone stated she or Mr. Conti will email a list of companies with which they have worked in the area. She disclosed that Craig Wrathell and Pfil Hunt have a partial ownership interest in Atmos; therefore, she will only do an email introduction to Atmos.

Ms. Cerbone stated Mr. Conti will adjust the budget based on the modifications discussed, including the Amenity. It was noted that maintenance for stormwater management and landscaping will likely begin in March 2027.

The consensus was to schedule the next meeting for May 15, 2026; the Public Hearing will be scheduled no sooner than July 15, 2026.

Discussion ensued regarding the anticipated bond issuance date and associated fee increases when bonds are issued.

**NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Earlywine discussed the Bond Validation scheduled for April 28, 2026.

**B. District Engineer (Interim): Kimley-Horn and Associates, Inc.**

Mr. Daugherty asked if he should issue a revised Report indicating that the CDD will be the O&M Entity for Roadway and if the Permitting Status section should be updated. Mr. Earlywine replied affirmatively.

“(Interim)” will be removed from future agendas.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Mr. Conti stated Board Members will receive an email from the Florida Commission on Ethics related to filing Form 1 by July 1, 2026. Links to Ethics Training courses were emailed to Board Members; the course requirement must be completed before December 31, 2026.

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be held on May 15, 2026 at 11:00 a.m.

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

**TWENTIETH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWENTY-FIRST ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

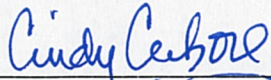
There were no Board Members’ comments or requests.

**TWENTY-SECOND ORDER OF BUSINESS**

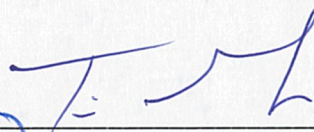
**Adjournment**

**On MOTION by Mr. Dula and seconded by Mr. Gee, with all in favor, the meeting adjourned at 12:01 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair