



Rizzetta & Company

# Cascades at Groveland Community Development District

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**Board of Supervisors' Meeting  
June 19, 2019**

District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471

[www.cascadesatgrovelandcdd.org](http://www.cascadesatgrovelandcdd.org)

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819

<b>Board of Supervisors</b>	James R. Pekarek Karen McMican Patrick Wellington John Asaro Benny Justice	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Anthony Jeancola	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Hopping Green & Sams
<b>District Engineer</b>	Rey Malave	Dewberry BowyerSingleton

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

[www.cascadesatgrovelandcdd.org](http://www.cascadesatgrovelandcdd.org)

June 12, 2019

Board of Supervisors  
**Cascades at Groveland Community  
Development District**

Dear Board Members:

### AGENDA

The **regular** meeting of Board of Supervisors of the Cascades at Groveland Community Development District will be held on **Wednesday, June 19, 2019, at 2:00 p.m.** at the **Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.** Following is the agenda for the meeting:

#### BOARD OF SUPERVISORS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
4. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held May 15, 2019.....Tab 1
  - B. Consideration of the Operation & Maintenance Expenditures for May 2019.....Tab 2
5. **BUSINESS ITEMS**
  - A. Review of Cover Letter to Mailed and Published Notices in Advance of August 21, 2019 Public Hearings.....Tab 3
  - B. Discussion of Landscape Related Matters
    1. Review of Termination Notice from Tri-choice.....Tab 4
    2. Discussion/Consideration Re: Replacement Landscape Vendor
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (407) 472-2471.

Very truly yours,  
*Anthony Jeancola*  
Anthony Jeancola  
District Manager

cc: *Tucker Mackie, Hopping Green & Sams, P.A.*  
*Rey Malave, PE , Dewberry*

# Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Cascades at Groveland Community Development District was held on **Wednesday, May 15, 2019, at 2:02 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34736.**

Present and constituting a quorum:

James Pekarek	<b>Board Supervisor, Chairman</b>
Karen McMican	<b>Board Supervisor, Vice Chair</b>
John Asaro	<b>Board Supervisor, Assistant Secretary</b>
Benny Justice	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b> <i>(via phone)</i>
Rey Malave	<b>District Engineer, Dewberry</b> <i>(via phone)</i>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Jeancola called the meeting to order and read the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Nehaus asked that the Board considers an agreement with Shea Homes' ensuring stormwater is cleaned out prior to approving and using excess funds for debt. Discussion ensued.

Ms. Hunt asked for clarification regarding who to contact about flooding in between homes. This would be the HOA's responsibility.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No Report.

B. District Engineer  
No Report.

*Mr. Malave left the meeting at 2:10 PM*

C. District Manager  
No Report.

General discussion ensued.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
April 17, 2019**

Mr. Jeancola reviewed the Minutes of the Board of Supervisors' meeting held on April 17, 2019 with the Board.

There was a request for revision to line 190 to read "The Board approved 4-1".

As per line 250-251, Mr. Pekarek does not recall requesting the survey to residents to include the utilization of excess funds. Discussion ensued. He requested that "and utilize excess funds" be removed.

Mr. Pekarek does not think that the District requires significant amounts of reserves to cover uncertainties going forward. He believes that it is the Board's decision and responsibility and not that of the residents.

On Motion by Ms. McMican, seconded by Mr. Justice, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on April 17, 2019, with noted changes, for Cascades at Groveland Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for April  
2019**

Mr. Jeancola reviewed the expenditures for April 2019 with the Board of Supervisors.

On Motion by Ms. McMican, seconded by Mr. Justice, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2019 (\$6,730.82), for Cascades at Groveland Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Mr. Jeancola stated that there were 1,482 registered voters as of April 15, 2019.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Assessment Roll**

Mr. Pekarek discussed that the ultimate goal is to pay off the bonds sooner in order to have the opportunity to dissolve the District, therefore having maintenance responsibility potentially conveyed to the HOA. He discussed potential options as follows:

- Increase assessments to fiscal year 2017-2018 total rate of \$558.72
- Assess the same total of \$484.69 as fiscal year 2018-2019
- Reducing operations and maintenance, therefore residents would receive a reduction in assessments.

There were 239 responses to the survey and the results were as follows:

- 140 chose Option 1 (58.6%)
- 38 chose Option 2 (15.9%)
- 61 chose Option 3 (25.5%)

Mr. Andrews asked what the savings and interest would be under each option. Mr. Pekarek responded that the savings are as follows for each of the above options in order: \$815,000.00, \$ 675,000.00 and \$550,000.00.

A resident asked if there were additional plats that have not yet been recorded and if they are assessed. Mr. Pekarek stated that Shea Homes is paying the assessments on empty lots.

There was a question regarding if the District is contractually bound to pay the County a 2% fee to collect the District's assessments and wanted to know if the County would take issue with the District not being on the assessment roll in the future. Mr. Pekarek confirmed that there isn't a prepayment penalty. Mr. Jeancola stated that County would not penalize the district should it no longer utilize them for the collected of the non-ad valorem assessments. Discussion ensued.

Ms. McMican inquired if the HOA could take a loan out in order to pay debt off.

Ms. Mackie advised that there a few were issues with conveying including obtaining City approval to dissolve the District and approving conveyances from a public entity to a private one.

136 A resident asked if an individual could pay off their own debt. Staff advised  
137 residents have the option to pay off their debt obligation.

138  
139 There was a question regarding how many residents responded to the survey. A  
140 total of 239 responses were received as of 8:15 am.

141  
142 Residents expressed concern that only 1/3 of residents responded and that some  
143 may not have participated as they may not have access to a computer.

144  
145 **EIGHTH ORDER OF BUSINESS**

145 **Review of Proposed Budget Fiscal**  
146 **Year 2019/2020**

147  
148 The Board reviewed Supervisor Pekarek's suggested O&M Budget Allocations for  
149 fiscal year 2019/2020. They suggest \$81,780 for O&M with \$18,220.00 going to reserves  
150 for a total of \$100,000.

151  
152 The Board reviewed the staff prepared proposed budget packet for fiscal year  
153 2019/2020. As per prior discussion, this includes 6 annual Board meetings and no  
154 collection of reserves. Based on projections and known expenditures, management  
155 suggested an operations and maintenance budget totaling \$108,525 annually. The Board  
156 reviewed and requested the following proposed annual O&M allocations be changed as  
157 listed below. The difference between the desired \$100,000 total budget and reduction of  
158 O&M was directed to be allocated to reserves.

- 159  
160
- Supervisor Fees = \$1,600
  - District Engineer = \$1,000
  - Dry Retention Pond Maintenance = \$25,415
  - Miscellaneous Contingency = \$0.00
- 161  
162  
163

164 Additionally, Mr. Pekarek discussed retaining \$70,000.00 in the general fund for  
165 April through December expenses and retaining \$73,000 in the reserves.

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167 As well, Mr. Pekarek indicated he believe the debt service reserve was over funded  
168 beyond the required amount and that \$70,000 could be used as an extra ordinary  
169 payment toward the debt service. This amount including excess general funds in the  
170 amount of \$110,000 and utilization of \$450,000 from the capital reserves would total  
171 \$630,000 that could be used to pay down the debt. Staff advised debt service reserve  
172 funds could only be used if it was confirmed the debt service reserve was over funded.

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On Motion by Mr. Pekarek seconded by Ms. McMican, with all in favor, the Board approved \$70,000.00 from debt service reserve, for Cascades at Groveland Community Development District.

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179 Mr. Jeancola advised the assessments tables would be revised to reflect inclusion  
180 of the supplemental debt service assessment based on the difference between the total  
181 assessment of \$558.72 per lot and the total of the current debt service obligation and an  
182 O&M/Reserve budget totaling \$100,000.

183  
184 Given the change to the assessment structure, the Board requested a draft notice  
185 to be reviewed at the next scheduled meeting.

186  
187 Mr. Pekarek proposes to approve a revised landscape bid from Tri-Choice. Mr.  
188 Justice suggested having Cherry Lake bid before the Board takes any action.

189

On Motion by Mr. Justice seconded by Ms. McMican, with all in favor, the Board approved Resolution 2019-03, Accepting the Proposed Budget for Fiscal Year 2019-2020 with noted changes and Setting the Public Hearing for August 21 <sup>st</sup> , 2019 at 2:00 p.m., for Cascades at Groveland Community Development District.
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190  
191 **NINTH ORDER OF BUSINESS** **Supervisor Requests and**  
192 **Audience Comments**

193  
194 The Board requested landscaper bids be added to next agenda.

195  
196 There weren't any audience comments at this time.

197  
198 Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is  
199 scheduled for Wednesday, June 19, 2019 at 2:00 p.m. at the Magnolia House Sports  
200 Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736. Mr. Jeancola also  
201 noted there may be a conflict for that meeting date and if in such an event, he would query  
202 the Board for alternate dates to hold a special meeting.

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223 **TENTH ORDER OF BUSINESS**

**Adjournment**

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On Motion by Mr. Justice, seconded by Mr. Asaro with all in favor, the Board adjourned the Board of Supervisors' Meeting at 4:46 p.m. for Cascades at Groveland Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chair

DRAFT

# Tab 2

# CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

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District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

## Operation and Maintenance Expenditures May 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2019 through May 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,258.14**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Cascades at Groveland Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Karen F. McMican	002038	KM041719	Board of Supervisors Meeting 04/17/19	\$ 200.00
Patrick G. Wellington	002040	PW041719	Board of Supervisors Meeting 04/17/19	\$ 200.00
Karen F. McMican	002049	KM051519	Board of Supervisors Meeting 05/15/19	\$ 200.00
Hippo Supplies, LLC	002045	30026852	Manhole Reset 04/19	\$ 237.50
Hippo Supplies, LLC	002046	30026873	Storm Grate Retrievals & Reseating 05/19	\$ 220.00
Hippo Supplies, LLC	002047	30026874	Storm Grate Anchoring 05/19	\$ 1,490.51
Hopping Green & Sams	002048	107537	General/Monthly Legal Services 04/19	\$ 3,563.00
Orlando Sentinel Communications	002041	CU00126744	Acct #CU00126744 Legal Advertising 4/19	\$ 110.00
Rizzetta & Company, Inc	002039	INV0000040263	District Management Services 05/19	\$ 3,198.75
Rizzetta Technology Services, LLC	002042	INV0000004330	Website & EMail Hosting Services 05/19	\$ 160.00
Tri-Choice Services, Inc.	002043	28490404	Dry Retention Pond Maintenance 04/19	\$ 2,765.00
Tri-Choice Services, Inc.	002050	28490502	Dry Retention Pond Maintenance 05/19	\$ 2,765.00
U.S. Bank National Association	002044	5345461	Trustee Fees 04/01/19-03/31/2020	<u>\$ 4,148.38</u>

# Cascades at Groveland Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2019 Through May 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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Report Total				<u>\$ 19,258.14</u>
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**CASCADES AT GROVELAND CDD**  
**Meeting Date: 4/17/2019**

**RECEIVED**  
**APR 23 2019**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Karen McMican	✓	✓
Patrick Wellington	✓	✓
John Asaro* does not get paid	✓	
James R. Pekarek * does not get paid	✓	
Benny Justice* does not get paid	✓	

BY: .....

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	2:01
Meeting End Time:	4:41
Total Meeting Time:	2hr 40m

Time Over ( ) Hours:           

Total at \$175 per Hour:           

DM Signature: 

**Please forward copy to Marcia Eannetta for  
 Extended Meeting .**

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval  Date \_\_\_\_\_  
 Date entered APR 23 2019  
 Fund 001 GL 51100 OC 1101  
 Check # \_\_\_\_\_

**CASCADES AT GROVELAND CDD**

Meeting Date: 5/15/2019

**RECEIVED**  
MAY 20 2019

BY: .....

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Karen McMican	✓	✓
Patrick Wellington	<del>✓</del>	
John Asaro* does not get paid	✓	
James R. Pekarek * does not get paid	✓	
Benny Justice* does not get paid	✓	

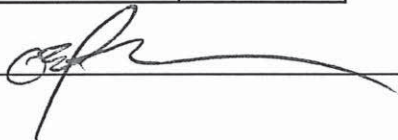
(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	2:02
Meeting End Time:	4:46
Total Meeting Time:	2:44 minutes

Time Over ( ) Hours: \_\_\_\_\_

Total at \$175 per Hour: \_\_\_\_\_

DM Signature: 

**Please forward copy to Marcia Eannetta for Extended Meeting .**

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval A. J. [Signature] Date \_\_\_\_\_

Date entered MAY 21 2019

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_



**Remit to:**

**Hippo Supplies, LLC.**  
 4500 NE 35th St., A-2  
 Ocala, FL 34479



**RECEIVED**  
 MAY 29 2019

**Invoice**

BY: .....

30026852

4/26/2019

**Bill to:**

Cascades at Groveland CDD  
 James R. Pekarek  
 8529 South Park Circle  
 Suite 300  
 Orlando, FL 32819

**Ship to:**

\*\*EXHIBIT "B"\*\*\*  
 \*\*CHANGE ORDER\*\*

Customer PO#	Terms	Due Date
Re: 3/17/19 CONTACT	Due on receipt	4/26/2019



QTY	Item Code	Description	Each	Amount
1	**NOTE**	CHANGE ORDER / ADDITIONAL WORK REQUESTED BY:  Rey Malavé, PE, Associate Vice President Department Manager, Municipal Engineering Dewberry 800 North Magnolia Avenue Suite 1000 Orlando, FL 32803  (321)354-9656 Direct (407)766-4367 Cell  e-mail: rmalave@dewberry.com		
1	**NOTE**	**Scope of Request / Work Request**  Mr. Prezioso with the HOA at Cascades at Groveland requested a Manhole Cover with underlying cement foundation is Dislodged and slid off into the grass behind 95 Bayou Bend. It is behind lot 14 and is Coned off. Based on Mr. Prezioso's description, this needs to be re-secured.		
2.5	Service-OnSiteChgs	Service - Call for Onsite Service, Travel hours, Tolls, Fuel and Mobilization of Service team, truck, tools, equipment TO PERFORM REQUEST:  **Reset Manhole Cover, Concrete Foundation on Open Manhole**  Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>A. J. Hancock</u> Date _____	95.00	237.50

**MAKE CHECKS PAYABLE TO: Hippo Supplies, LLC.**  
 SEND TO ABOVE ADDRESS  
 Thank You for your Prompt Payment  
 Questions? Call (352) 641-0021

Date entered MAY 29 2019 Subtotal \$237.50  
 Fund 001 GL 57900 OC 6406 Tax (0.0%) \$0.00  
 Check # \_\_\_\_\_ Payments/Credits \$0.00  
**BAL DUE \$237.50**



Remit to:

**Hippo Supplies, LLC.**  
**4500 NE 36th St., A-2**  
**Ocala, FL 34479**

**RECEIVED Invoice**  
 MAY 29 2019 30026873

BY: .....

5/28/2019

Bill to:

Cascades at Groveland CDD  
 James R. Pekarek  
 8529 South Park Circle  
 Suite 300  
 Orlando, FL 32819

Ship to:

Customer PO#	Terms	Due Date
Verbal	Due on receipt	5/28/2019



QTY	Item Code	Description	Each	Amount
2	Service-OnSiteChgs	Service - Asked to Retrieve 2 Storm Grates from Inside the basin at D20. No Travel hours - already working on site Time for loading/unloading of special equipment & Crane Hoist & Team of 3 1.25 hrs for Storm Grate Retrievals & Reseating - 2 from deep inside water filled basin at D-20 in Pond 20	85.00	170.00
1	Fee	Hoist Rental, Half day	50.00	50.00
176	Service-OnSite TSC	Trip fees negotiated for mobilization of Service Truck & Crew 176 mi @ IRS rate .58/mi - ALREADY CHARGED TO ANCHORING JOB SINCE ON SITE	0.00	0.00
		Date Rec'd Rizzetta & Co., Inc. _____		
		D/M approval <u>A.P. [Signature]</u> Date _____		
		Date entered <u>MAY 29 2019</u>		
		Fund <u>001</u> GL <u>57900</u> OC <u>6406</u>		
		Check # _____		

**MAKE CHECKS PAYABLE TO: Hippo Supplies, LLC.**  
**SEND TO ABOVE ADDRESS**  
**Thank You for your Prompt Payment**  
**Questions? Call (352) 641-0021**

Subtotal	\$220.00
Tax (0.0%)	\$0.00
Payments/Credits	\$0.00
<b>BAL DUE</b>	<b>\$220.00</b>

Remit to:

**Hippo Supplies, LLC.**  
4500 NE 35th St., A-2  
Ocala, FL 34479



RECEIVED  
MAY 29 2019 Invoice

BY: .....

30026874

5/28/2019

Bill to:

Cascades at Groveland CDD  
James R. Pekarek  
8529 South Park Circle  
Suite 300  
Orlando, FL 32819

Ship to:

Customer PO#	Terms	Due Date
Grate Anchoring	Due on receipt	5/28/2019



QTY	Item Code	Description	Each	Amount
1	Fee	<p>SCOPE: Securing storm grates in the above CDD by chain, mechanical anchors &amp; serviceable links with enough capacity as to not allow the grates to drop into or slide away from the basins after lifting from debris and/or water surges.</p> <p>Final Balance due for All Labor &amp; Materials for service above including vehicle, equipment, additional materials, tools, personal for completing the anchoring of all storm grates as listed in original contract.</p> <p>Includes 3 additional grates NOT ON MAP in pond 20 close to D252.</p> <p>Includes 1 additional anchor set in corner of Grate D-16 - Grate mounting lip is busted halfway and raised up other half on one side so the grate doesn't fit down perfectly unless concrete repaired. Additional Anchor will help secure from "sliding" over bad "Lip".</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>A. J. Hancock</u> Date _____</p> <p>Date entered <u>MAY 29 2019</u></p> <p>Fund <u>001</u> GL <u>57900</u> OC <u>6406</u></p> <p>Check # _____</p>	1,490.51	1,490.51

Subtotal	\$1,490.51
Tax (0.0%)	\$0.00
Payments/Credits	\$0.00
<b>BAL DUE</b>	<b>\$1,490.51</b>

**MAKE CHECKS PAYABLE TO: Hippo Supplies, LLC.**  
**SEND TO ABOVE ADDRESS**  
**Thank You for your Prompt Payment**  
**Questions? Call (352) 641-0021**

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED  
MAY 24 2019

BY: .....

===== STATEMENT =====

May 10, 2019

Cascades at Groveland Community Development  
c/o Rizzetta & Company, Inc.  
8529 S. Park Circle #330  
Orlando, FL 32819

Bill Number 107537  
Billed through 04/30/2019

## General Counsel / Monthly Meeting

CASCDD 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

04/01/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
04/03/19	TFM	Review correspondence from Pekarek; confer with Jeancola.	0.50 hrs
04/05/19	TFM	Confer with Jeancola.	0.40 hrs
04/08/19	TFM	Participate in agenda call with District staff; research matters pertaining to wall ownership.	0.60 hrs
04/09/19	TFM	Prepare memorandum to Board regarding assessment process; review tentative agenda and provide comments; confer with Brizendine.	3.90 hrs
04/10/19	TFM	Prepare memorandum to Board regarding additional debt assessment; prepare for monthly meeting; review meeting minutes and provide comments; review agenda and provide comments; confer with Jeancola.	2.00 hrs
04/12/19	TFM	Conference call with Pekarek.	1.00 hrs
04/12/19	DGW	Draft and disseminate budget approval documents.	0.30 hrs
04/17/19	TFM	Prepare for and attend Board meeting.	3.50 hrs
04/29/19	TFM	Confer with Moreno regarding budget approval resolution; research matters pertaining to approval resolution.	0.60 hrs
04/29/19	DGW	Confer with Mackie regarding reallocation resolution and research form of same.	0.50 hrs
Total fees for this matter			\$3,563.00

### MATTER SUMMARY

Wilbourn, David - Paralegal	0.80 hrs	125 /hr	\$100.00
Sandy, Sarah R.	0.10 hrs	255 /hr	\$25.50
Mackie, A.Tucker Frazee	12.50 hrs	275 /hr	\$3,437.50

=====

TOTAL FEES	\$3,563.00
------------	------------

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$3,563.00</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Wilbourn, David - Paralegal	0.80 hrs	125 /hr	\$100.00
Sandy, Sarah R.	0.10 hrs	255 /hr	\$25.50
Mackie, A.Tucker Frazee	12.50 hrs	275 /hr	\$3,437.50

TOTAL FEES	\$3,563.00
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<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$3,563.00</b>
------------------------------------	-------------------

**Please include the bill number on your check.**

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval *A.T. Frazee* Date \_\_\_\_\_

Date entered MAY 24 2019

Fund 001 GL 51400 OC 3405

Check # \_\_\_\_\_

**Invoice Details**

Billed Account Name: Cascades At Groveland Cdd  
Billed Account Number: CU00126744  
Invoice Number: 006063647000  
Invoice Amount: \$110.00  
Billing Period: 04/01/19 - 04/30/19  
Due Date: 05/30/19



**RECEIVED**  
MAY 08 2019

BY: .....

**Invoice Details**

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
04/07/19	OSC6063647	PO# April 17 2019 Classified Listings, Online April 17 2019 6221724				110.00

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval of Date \_\_\_\_\_  
Date entered MAY 09 2019  
Fund 001 GL 51300 OC 4801  
Check # \_\_\_\_\_

**Invoice Total: \$110.00**

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
110.00	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 04/01/19 - 04/30/19  
Billed Account Name: Cascades At Groveland Cdd  
Billed Account Number: CU00126744  
Invoice Number: 006063647000

For questions regarding this billing, or change of address notification, please contact Customer Care:

2292000285 PRESORT 285 1 MB 0.425 P1C2 <B>  
[Barcode]

CASCADES AT GROVELAND CDD  
C/O RIZZETTA & COMPANY INC.  
2806 N 5TH ST STE 403  
SAINT AUGUSTINE FL 32084-1904

Orlando Sentinel  
PO Box 100608  
Atlanta, GA 30384-0608



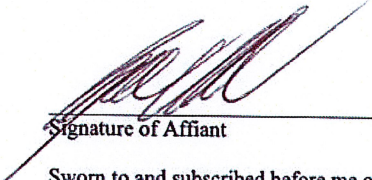
# Orlando Sentinel

Published Daily  
ORANGE County, Florida

State Of Illinois  
County Of Cook

Before the undersigned authority personally appeared Spencer Clark, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, - was published in said newspaper in the issues of Apr 07, 2019.

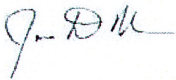
Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
Signature of Affiant

Spencer Clark

\_\_\_\_\_  
Name of Affiant

Sworn to and subscribed before me on this 8 day of April, 2019,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

  
\_\_\_\_\_  
Signature of Notary Public



\_\_\_\_\_  
Name of Notary, Typed, Printed, or Stamped

**Sold To:**  
Cascades At Groveland Cdd - CU00126744  
2806 N 5th St  
Ste 403  
Saint Augustine, FL, 32084-1904

**Bill To:**  
Cascades At Groveland Cdd - CU00126744  
2806 N 5th St  
Ste 403  
Saint Augustine, FL, 32084-1904  
6221724

# Orlando Sentinel

## **NOTICE OF PUBLIC MEETING CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cascades at Groveland Community Development District will hold their regular meeting on Wednesday, April 17, 2019 at 2:00 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 472-2471, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which such appeal is to be based.

Cascades at Groveland Community Development District  
Anthony Jeancola, District Manager

Run Date(s): 4-7-19

LAK6221724

04.07.2019

6221724



Rizzetta & Company, Inc.  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
5/1/2019	INV0000040263

**Bill To:**

CASCADES AT GROVELAND CDD  
 3434 Colwell Avenue, Suite 200  
 Tampa FL 33614

**RECEIVED**  
 APR 24 2019

BY: .....

Services for the month of	Terms	Client Number
May	Upon Receipt	00230

Description	Qty	Rate	Amount
District Management Services	1.00	\$1,330.00	\$1,330.00
Administrative Services	1.00	\$393.75	\$393.75
Accounting Services	1.00	\$1,140.00	\$1,140.00
Financial & Revenue Collections	1.00	\$335.00	\$335.00
		<b>Subtotal</b>	\$3,198.75
		<b>Total</b>	\$3,198.75

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval caj Date \_\_\_\_\_  
 Date entered APR/25 2019  
 Fund 001 GL 51300 OC 3101  
 Check # \_\_\_\_\_ 3100  
   3201  
   3111

**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
5/1/2019	INV0000004330

**Bill To:**

CASCADES AT GROVELAND CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
---

**RECEIVED**  
 APR 29 2019

BY: .....

Services for the month of	Terms	Client Number
May		00230

Description	Qty	Rate	Amount
EEmail Hosting	4	\$15.00	\$60.00
Website Hosting Services	1	\$100.00	\$100.00
<b>Subtotal</b>			\$160.00
<b>Total</b>			\$160.00

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval *[Signature]* Date \_\_\_\_\_  
 Date entered APR 29 2019  
 Fund 001 GL 51300 OC 5103  
 Check # \_\_\_\_\_



**Landscape Management**  
**CASCADES OF GROVELAND CDD**  
**RIZZETTA & COMPANY, INC.**  
**8529 S. PARK CIRCLE, #330**  
**ORLANDO, FL 32819**

**RECEIVED**  
 APR 18 2019

# Invoice

Account No.	Date
<b>284</b>	<b>04/04/19</b>
Total Amount Due	
<b>\$ 2,765.00</b>	

Date Due: 04/19/19

Amount Enclosed \$ \_\_\_\_\_

**REMIT TO: TRI-CHOICE SERVICES, INC**

**INVOICE #28490404**

Services Rendered At: CASCADES OF GROVELAND CDD  
 633 WILSON LAKE PKWY  
 CLERMONT

Page # 1

Previous Balance: **2,765.00**

DATE	DESCRIPTION	AMOUNT
03/20/19	MOW RETENTION POND 70	0.00
03/20/19	MOW RETENTION POND 120	0.00
03/20/19	MOW RETENTION POND 130	0.00
03/20/19	MOW RETENTION POND 100	0.00
03/20/19	MOW RETENTION POND 60	0.00
03/21/19	MOW RETENTION POND 20	0.00
03/21/19	MOW RETENTION POND 110	0.00
03/21/19	MOW RETENTION POND 50B	0.00
03/21/19	MOW RETENTION POND 50C	0.00
03/21/19	MOW RETENTION POND 50A	0.00
04/03/19	PYMT REC'D-CK #2032-MARCH MTE	CR 2,765.00
04/04/19	INSTALLMENT FOR THE MONTH OF APR	2,765.00

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval dy Date \_\_\_\_\_

Date entered APR 18 2019

Fund 001 GL 53800 OC 4630

Check # \_\_\_\_\_

Current	Over 30	Over 60	Over 90	Total Amount Due
2,765.00				<b>\$ 2,765.00</b>



RECEIVED  
MAY 07 2019

# Invoice

BY: .....

**Landscape Management**  
**CASCADES OF GROVELAND CDD**  
**RIZZETTA & COMPANY, INC.**  
**8529 S. PARK CIRCLE, #330**  
**ORLANDO, FL 32819**

Account No.	Date
<b>284</b>	<b>05/03/19</b>
Total Amount Due	
<b>\$ 5,530.00</b>	

Date Due: 05/17/19

Amount Enclosed \$ \_\_\_\_\_

**REMIT TO: TRI-CHOICE SERVICES, INC**

## INVOICE #28490502

Services Rendered At: CASCADES OF GROVELAND CDD  
 633 WILSON LAKE PKWY  
 CLERMONT

Page # 1

Previous Balance: **2,765.00**

DATE	DESCRIPTION	AMOUNT
04/11/19	MOW RETENTION POND 20	0.00
04/11/19	MOW RETENTION POND 50A	0.00
04/11/19	MOW RETENTION POND 50B	0.00
04/11/19	MOW RETENTION POND 50C	0.00
04/11/19	MOW RETENTION POND 60	0.00
04/18/19	MOW RETENTION POND 70	0.00
04/18/19	MOW RETENTION POND 120	0.00
04/18/19	MOW RETENTION POND 130	0.00
04/18/19	MOW RETENTION POND 100	0.00
04/25/19	MOW RETENTION POND 20	0.00
04/25/19	MOW RETENTION POND 110	0.00
04/25/19	MOW RETENTION POND 60	0.00
05/03/19	INSTALLMENT FOR THE MONTH OF MAY	2,765.00

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval oif Date \_\_\_\_\_

Date entered MAY 09 2019

Fund 001 GL 53800 OC 4630

Check # \_\_\_\_\_

Current	Over 30	Over 60	Over 90	Total Amount Due
2,765.00	2,765.00			<b>\$ 5,530.00</b>



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5345461  
Account Number: 7912304  
Invoice Date: 04/25/2019  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

RECEIVED  
MAY 08 2019

BY: .....

RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

CASCADES @ GROVELAND CDD 2006

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,148.38

All invoices are due upon receipt.

Date Rec'd Rizzetta & Co., Inc. MAY 08 2019  
D/M approval ad Date \_\_\_\_\_  
Date entered MAY 09 2019  
Fund 001 GL 51300 OC 3105  
Check # \_\_\_\_\_

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CASCADES @ GROVELAND CDD 2006

Invoice Number: 5345461  
Account Number: 7912304  
Current Due: \$4,148.38  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 7912304  
Invoice # 5345461  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 5345461  
 Invoice Date: 04/25/2019  
 Account Number: 7912304  
 Direct Inquiries To: LEANNE DUFFY  
 Phone: 407-835-3807

CASCADES @ GROVELAND CDD 2006

Accounts Included 7912299 7912300 7912301 7912303 7912304 7912305  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
<b>Subtotal Administration Fees - In Advance 04/01/2019 - 03/31/2020</b>				<b>\$3,850.00</b>
Incidental Expenses	3,850.00	0.0775		\$298.38
<b>Subtotal Incidental Expenses</b>				<b>\$298.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,148.38</b>



# Tab 3

THIS IS NOT A BILL – DO NOT PAY

\_\_\_\_\_, 2019

VIA FIRST CLASS MAIL

XXX  
XXX  
XXX  
XXX [PARCEL ID]

RE: Cascades at Groveland Community Development District

Dear Property Owner:

You are receiving this letter because you own property within the Cascades at Groveland Community Development District (“District”). Each year the District adopts a budget to fund the upcoming fiscal year’s operations. This includes maintenance and operation of the District’s drainage facilities as well as general administration. The District then levies an assessment to collect the funds necessary to fund that budget (you see the assessments for the District as a line item on your property tax bill in November).

On May 15, 2019, the District Board of Supervisors approved a proposed budget for the fiscal year starting October 1, 2019 and ending September 30, 2020. As part of the discussions surrounding the proposed Fiscal Year 2019-2020 Budget, the District Board is considering levying an additional assessment to pay down the principal and interest on its Cascades at Groveland Community Development District (City of Groveland, Florida) Capital Improvement Revenue Bonds, Series 2006 (“Series 2006 Bonds”) on an accelerated basis; however, the additional assessment would be offset, in part, by a reduction in the District’s annual operations and maintenance assessment as a result of a reduction of fiscal year operations and maintenance expenditures. The District’s Board is also considering utilizing a portion of accrued reserve monies to further accelerate the payoff of the Series 2006 Bonds.

The District is required to hold public hearings on the foregoing and is required to send formal legal notice of such hearings, which is enclosed; however, some background on the District’s proposed action follows for purposes of providing additional information to residents within the District.

By way of background, in March of 2006, the District issued its Series 2006 Bonds. Proceeds of the Series 2006 Bonds were used to finance approximately \$4,960,540.00 of the cost to provide for the stormwater infrastructure improvements within the District (i.e., the stormwater retention ponds and associated drainage system). Of the \$5,600,000 in Series 2006 Bonds originally issued, approximately \$4 million in principal remains outstanding. The Series 2006 Bonds will mature in 2036. All developable property is assessed an annual debt assessment based on a debt service schedule that was approved and levied in 2006 when the Series 2006 Bonds were issued. Each platted lot currently is assessed \$346.45 per year in debt assessments to the District<sup>1</sup>.

In addition to a debt assessment, all developable property is assessed an annual operations and maintenance assessment to offset the District’s annual operation and maintenance expenditures. This “O&M assessment” is levied annually following the approval of the District’s fiscal year operations and maintenance budget. The annual O&M assessment assessed for each platted for the prior FY 2018-2019 year was \$138.24 per lot. Accordingly, the combined assessment per lot appearing on your Lake County Property Tax Bill for the District in the past year was \$484.69.

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<sup>1</sup> Debt assessments per unit were reduced in the prior fiscal year due to the increase of 146 platted units by Shea Homes within Phase 6. In previously fiscal years, the debt service assessment per unit was \$400.



The District's Board has identified certain measures that will reduce operations and maintenance expenditures for the Fiscal Year 2019-2020, which would result in a reduction in the operation and maintenance assessment that each lot pays for Fiscal Year 2019-2020. However, the Board is considering levying an additional assessment such that the total assessment to residents would equal the total assessment previously paid by residents in Fiscal Year 2017/2018 prior to the additional platted units (i.e., \$558.72). So, while the FY 2019-2020 proposed operations and maintenance assessment has been reduced from \$138.24 to \$92.91, rather than receiving a \$45.33 reduction in assessment, each lot would be assessed an additional \$74.03 that would go towards paying additional principal on the Series 2006 Bonds which would result in the District paying off the Series 2006 Bonds sooner than 2036, thereby reducing the interest cost carry for residents. Please see the charts contained in Exhibit A to the attached mailed notice for a summary of the proposed increases.

Finally, the District has included a line item in its annual operation and maintenance budget in previous fiscal years to contribute funds towards the establishment of a reserve account to enable the District to fund significant expenditures associated with the maintenance of the stormwater system that may arise in the future as opposed to levying a one-time assessment at the time the expense is incurred. As of April 2019, the District has built up a reserve in the amount of \$524,138.00. In the current fiscal year, the District engaged a reserve study consultant to assess the District's reserve planning. While the consultant identified that more funds than what the District currently has in reserves may be needed to fund significant expenditures needed to the system over time, the consultant identified that routine, but significant, repairs may not be necessary until 2027. Accordingly, the District is considering utilizing \$451,138.00 currently held in reserves to accelerate the debt service principal payments, which again, would result in the District paying off the Series 2006 Bonds sooner than 2036, thereby reducing the interest cost carry for residents.

If you would like to review the proposed budget, you can find a copy on the District's website at [www.cascadesatgrovelandcdd.org](http://www.cascadesatgrovelandcdd.org). As set forth in the attached notice, the District will hold public hearings to discuss the proposed budget and foregoing matters on **August 21, 2019, at 2:00 p.m., at the Magnolia House Sports Pavilion, 100 Falling Acorn Avenue, Groveland, Florida 34736**. Following the public hearings, the District will adopt a final budget. If you have specific questions about the budget or other District issues, please contact my office at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, Ph: (407) 472-2471.

Sincerely,

Anthony Jeancola  
District Manager

**THIS IS NOT A BILL – DO NOT PAY**

\_\_\_\_\_, 2019

**VIA FIRST CLASS MAIL**

XXX  
XXX  
XXX  
XXX [PARCEL ID]

RE: Cascades at Groveland Community Development District  
Fiscal Year 2019/2020 Budget and Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Cascades at Groveland Community Development District (“**District**”) will be holding three public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), levying additional supplemental assessments for the accelerated payoff of the District’s City of Groveland, Florida) Capital Improvement Revenue Bonds, Series 2006 (“**Series 2006 Bonds**”), and the use of surplus reserve funds monies to accelerate the payoff of the Series 2006 Bonds on **August 21, 2019, at 2:00 p.m., and at the Magnolia House Sports Pavilion, 100 Falling Acorn Avenue, Groveland, Florida 34736**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed assessment information for your property for Fiscal Year 2019/2020 is set forth in **Exhibit A**.

With respect to the public hearing regarding the usage of surplus funds, the District has included a line item in its annual operation and maintenance budget in previous fiscal years to contribute funds towards the establishment of a reserve account to enable the District to fund significant expenditures associated with the maintenance of the stormwater system that may arise in the future as opposed to levying a one-time assessment at the time the expense is incurred. As of April 2019, the District has built up a reserve in the amount of \$524,138.00. In the current fiscal year, the District engaged a reserve study consultant to assess the District’s reserve planning. While the consultant identified that more funds than what the District currently has in reserves may be needed to fund significant expenditures needed to the system over time, the consultant identified that routine, but significant, repairs may not be necessary until 2027. Accordingly, the District is considering utilizing \$451,138.00 currently held in reserves to accelerate the debt service principal payments, which again, would result in the District paying off the Series 2006 Bonds sooner than 2036, thereby reducing the interest cost carry for residents. Pursuant to Section 197.3632, *Florida Statutes*, a local government must hold a public hearing where “[t]here is a change in the purpose of [an] assessment or in the use of the revenue generated by such assessment.” Because the District intends to use reserve monies to retire the Series 2006 Bonds, the District must first hold a public hearing.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting 8529 South Park Circle, Suite 330, Orlando, Florida 32819, Ph: (407) 472-2471 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

Anthony Jeancola  
District Manager

**EXHIBIT A**  
*Summary of District Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$106,382.98** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as a detached residential unit.
3. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2018 – September 30, 2019)	Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$138.24	\$92.91	(\$45.33)

4. **Annual Debt Service Assessments for Your Property.**

Annual Debt Service Assessment (October 1, 2018 – September 30, 2019)	Annual Debt Service Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$346.45	\$346.45	0.00

5. **Proposed Amounts to be Levied to Accelerate Payoff of Series 2006 Bonds.**

Current Supplemental Debt Service Assessment (October 1, 2018 – September 30, 2019)	Proposed Supplemental Debt Service Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$0.00	\$119.36	\$119.36

6. **Total District Assessment for Fiscal Year 2019/2020 for your Property.**

Total District Assessment (October 1, 2018 – September 30, 2019)	Proposed Total District Assessment (October 1, 2019 – September 30, 2020)	Change in Annual Dollar Amount
\$484.69	\$558.72	\$74.03

7. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2019/2020, the District intends to have the County Tax Collector collect the assessments imposed on benefitting property. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

***NOTE TO DISTRICT MANAGER: PLEASE MAIL THIS TO EACH PROPERTY OWNER  
SUBJECT TO THE ASSESSMENT BY FIRST-CLASS UNITED STATES MAIL AT LEAST 20  
DAYS PRIOR TO THE BUDGET HEARING.***

## CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF SUPPLEMENTAL SPECIAL ASSESSMENT, NOTICE OF PUBLIC HEARING TO CONSIDER USING SURPLUS RESERVE MONIES TO ACCELERATE PAYMENT OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2006, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Cascades at Groveland Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE:	August 21, 2019
TIME:	2:00 p.m.
LOCATION:	Magnolia House Sports Pavilion 100 Falling Acorn Avenue Groveland, FL 34736

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of additional supplemental assessments for the accelerated payoff of the District's City of Groveland, Florida) Capital Improvement Revenue Bonds, Series 2006 ("**Series 2006 Bonds**"). The third public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to receive public comment and objections on the District's proposal to use surplus assessment monies, previously collected to fund the District's reserves, in order to further accelerate the payoff of the Series 2006 Bonds. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Summary of District Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than **\$106,382.98** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit ("**EAU**") basis for platted lots. Your property is classified as a detached residential unit.

3. **Proposed O&M Assessments for Your Property.**

<b>Current Annual O&amp;M Assessment (October 1, 2018 – September 30, 2019)</b>	<b>Proposed Annual O&amp;M Assessment (October 1, 2019 – September 30, 2020)</b>	<b>Change in Annual Dollar Amount</b>
<b>\$138.24</b>	<b>\$92.91</b>	<b>(\$45.33)</b>

4. **Annual Debt Service Assessments for Your Property.**

<b>Annual Debt Service Assessment (October 1, 2018 – September 30, 2019)</b>	<b>Annual Debt Service Assessment (October 1, 2019 – September 30, 2020)</b>	<b>Change in Annual Dollar Amount</b>
<b>\$346.45</b>	<b>\$346.45</b>	<b>0.00</b>

5. **Proposed Amounts to be Levied to Accelerate Payoff of Series 2006 Bonds.**

<b>Current Supplemental Debt Service Assessment (October 1, 2018 – September 30, 2019)</b>	<b>Proposed Supplemental Debt Service Assessment (October 1, 2019 – September 30, 2020)</b>	<b>Change in Annual Dollar Amount</b>
<b>\$0.00</b>	<b>\$119.36</b>	<b>\$119.36</b>

6. **Total District Assessment for Fiscal Year 2019/2020 for your Property.**

<b>Total District Assessment (October 1, 2018 – September 30, 2019)</b>	<b>Proposed Total District Assessment (October 1, 2019 – September 30, 2020)</b>	<b>Change in Annual Dollar Amount</b>
<b>\$484.69</b>	<b>\$558.72</b>	<b>\$74.03</b>

The proposed Assessments as stated include collection costs and/or early payment discounts, which Lake County (“County”) may impose on assessments that are collected on the County tax bill.

For Fiscal Year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Summary of Use of Surplus Funds

With respect to the public hearing regarding the usage of surplus funds, the District has included a line item in its annual operation and maintenance budget in previous fiscal years to contribute funds towards the establishment of a reserve account to enable the District to fund significant expenditures associated with the maintenance of the stormwater system that may arise in the future as opposed to levying a one-time assessment at the time the expense is incurred. As of April 2019, the District has built up a reserve in the amount of \$524,138.00. In the current fiscal year, the District engaged a reserve study consultant to assess the District's reserve planning. While the consultant identified that more funds than what the District currently has in reserves may be needed to fund significant expenditures needed to the system over time, the consultant identified that routine, but significant, repairs may not be necessary until 2027. Accordingly, the District is considering utilizing \$451,138.00 currently held in reserves to accelerate the debt service principal payments, which again, would result in the District paying off the Series 2006 Bonds sooner than 2036, thereby reducing the interest cost carry for residents. Pursuant to Section 197.3632, Florida Statutes, a local government must hold a public hearing where "[t]here is a change in the purpose of [an] assessment or in the use of the revenue generated by such assessment." Because the District intends to use reserve monies to retire the Series 2006 Bonds, the District must first hold a public hearing.

## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 8529 South Park Circle, Suite 330, Orlando, Florida 32819, Ph: (407) 472-2471 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Anthony Jeancola  
District Manager



***INSERT MAP OF ASSESSMENT AREA HERE***

***DISTRICT MANAGER: PUBLISH FOR TWO CONSECUTIVE WEEKS WITH THE FIRST PUBLICATION AT LEAST 20 DAYS PRIOR TO THE PUBLIC HEARING.***

# Tab 4

## Jaclyn Moreno

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**From:** M Johnson <mjohnson@trichoiceservices.com>  
**Sent:** Thursday, June 6, 2019 8:26 AM  
**To:** Anthony Jeancola  
**Cc:** John Prezioso; C Farmer; M Johnson  
**Subject:** Cascades CDD

Good morning Anthony,

The purpose of this email is to inform you we are ceasing service for the Cascades CDD effective June 30<sup>th</sup>, 2019. Thank you for the past business and the opportunity to provide service for the Cascades CDD since October 1<sup>st</sup>, 2010.

Sincerely,

**Matthew Johnson**

President

**Tri-Choice Services, Inc.**

Office: 407-862-7800

Mobile: 407-448-8208

1155 Ocoee-Apopka Road

Apopka, FL 32703

