

MINUTES OF MEETING ORCHID GROVE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Orchid Grove Community Development District was held on Thursday, March 12, 2026, at 5:00 p.m. at the Orchid Grove Clubhouse, 651 S.W. 1st Ave., Pompano Beach, Florida.

Present and constituting a quorum:

Gerald Stanton	Chairman
Richard Dally	Vice Chairman (via telecommunications)
William Christos	Assistant Secretary
Jill Quigley	Assistant Secretary
Sheree Davie	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager (via telecommunications)
Patrick Burgess	GMS
Jason Gitel	GMS
Michael Pawelczyk	District Counsel
Regina Patterson	Castle Group

FIRST ORDER OF BUSINESS

Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Chairman's Remark

Mr. Burgess: Chairman's remarks.

Mr. Stanton: Last month I spent a lot of time talking about what a reserve study should look like, and it turned out that we actually received a reserve study. I suggest that anybody, it is in the record. I forget what month it is. I think it was around April or something. At any rate I suggest anybody who wants to take a review and see if there is some comments to take a look at the reserve study. It is pretty much the reserve study I was describing. End of comment.

Mr. Burgess: Thank you.

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THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
February 12, 2026 Meeting**

Mr. Burgess: Item #3 is the approval of the minutes of the February 12, 2026 meeting. If there is any additions, deletions, or corrections we can take them otherwise a motion to approve.

On MOTION by Ms. Davie seconded by Mr. Stanton with all in favor, the Minutes of the February 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Discussion of Club Rules and
Regulations**

Mr. Burgess: Item #4 is the discussion of club rules and regulations that starts on page 36 in your agenda package. I am not sure if Mike or Regina wants to discuss the changes that we have brought back.

Mr. Pawelczyk: The only thing that I can say is that we incorporated all the changes that we received. Regina had a bunch of changes, and we incorporated those as well. It look like what has been included here is the clean version, but we circulate the redline version that showed all the changes that were made to the Board by email. I have an extra copy if anybody wants to look at it. I think we are in pretty good shape. I can't remember if there were things that we needed to discuss. I know that one thing that Regina brought up and I will let her talk about it is there is an item in the fee schedule that deals with security and the cost of the security. I think our old rule rate had \$25 an hour or something like that. One thing that is proving is that sometimes it is more than that. What we did was I kind of left that blank I guess to say after hours of operation security would be blank per hour. I left it blank because I don't know what it should be. That would be for a rate as if the people who provide security here or provide security like a private security firm, the Associations security firm. Then also sometimes law enforcement can provide off duty detail work, but I know that off duty detail work is at least \$75 an hour with a three hour minimum. I don't know what Pompano's is, but most

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cities have that issue. I just kind of left it blank for now for discussion. I don't know if got any information on that or if you have any recommendations? I think that is the only item that I had that was really outstanding.

Ms. Patterson: I don't really have any information from BSO or security firms. I think the reason I more or less brought it up is because a person that is renting the place they decide whether they want to use our vendor or if they want to use a different vendor. Depending on whom they use that is going to determine the cost.

Mr. Winkeljohn: Mike could I add something? Could we put in a structure that states the invoice with no more than a 5% markup for overhead something along those lines? Is that allowable?

Mr. Pawelczyk: I guess you could.

Mr. Winkeljohn: Just so it is flexible because like you are saying we don't know who it is going to be or how much it is going to cost and things change yearly. Just an idea.

Mr. Pawelczyk: That is fine with me, and we can add in there and make it clear that the renter can provide the security. That is probably preferred isn't it?

Ms. Patterson: Yes.

Mr. Christos: Are they required to have security or is this just an option?

Ms. Patterson: No they are not required.

Mr. Pawelczyk: I think at certain times they are required. Whatever is in the rules none of that has changed.

Mr. Winkeljohn: It is at the discretion of the manager.

Mr. Stanton: Do we want to allow the renter to bring in Uncle Charlie to be security?

Ms. Patterson: We would require them to be licensed. We wouldn't just let them bring anybody in.

Mr. Stanton: Is that explicit?

Mr. Pawelczyk: We can update that in there to add the 5% and make it clear because all these have to come back to you after they advertise the public hearing. Require that they have proof of license and insurance.

Mr. Christos: What about the \$25 an hour for traffic control? Is that really the rate? That seems awfully low if you are going to have police traffic control at \$25 an hour.

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Mr. Pawelczyk: I don't think we have ever needed it.

Ms. Davie: Usually the people that are setting up the party tell the people you need to figure out parking.

Ms. Patterson: So maybe take it out. I think we should take it out because what are they going to be controlling.

Mr. Pawelczyk: You can only park where there is parking spaces. We can remove that. I don't believe it has ever been implemented. I don't think the fee has ever been charged because you are right there is nowhere to park.

Mr. Stanton: I don't see a real need for traffic control here. The only thing we have is parking and if there is somebody and I think there is supposed to be somebody here overseeing what is going on and somebody parks improperly you just say move your car or else I will call the tow truck.

Mr. Burgess: Just for the record Jill is here.

Mr. Pawelczyk: I will take care of that. Like I said I don't think I had any other questions. That was the only one, right Regina?

Ms. Patterson: Yes. That was the only one we needed clarification on.

Mr. Pawelczyk: Regina did spend to her credit she did spend time looking through it and was helpful to find somethings that needed to be updated, changed or just outdated.

Mr. Burgess: Do we need a motion?

Mr. Pawelczyk: You do not need a motion. I guess the next question would be when do you want to have the public hearing on the rules. You can't have it at the next meeting because you won't meet the time frame, but you could do it two months from now.

Ms. Quigley: So people can come in and change what we did?

Mr. Pawelczyk: They can't change it, but they could come and comment on it. No one will. You don't have to send written notice to anybody. It will be advertised in the newspaper, general circulation, it is on the website, agenda package unless you wanted to send it to everybody. I have never seen that happen before.

Mr. Burgess: Do we want to do the May meeting? That would be May 14th. I am not sure what do you think Paul?

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Mr. Winkeljohn: I have no problem with that. We will have our budget to consider as well.

Mr. Burgess: Ok, anything else on that? Is everyone good?

Mr. Pawelczyk: Not that I need to be here, but I won't be here that day. I could call in because I am familiar with the rules if I had too.

Mr. Burgess: Ok. You are up next on the agenda. Do you have anything?

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I do not.

B. Engineer

Mr. Burgess: The engineer is not here.

C. Clubhouse

Ms. Patterson: Two days I circulated an email with two proposals. We talked about at the last meeting about the awning over the gym doors, so we have a proposal for \$890. Like Gerry said I think we did a not to exceed so we are good on that. *Ms. Patterson was inaudible at this time.*

Ms. Davie: I think we definitely need to do something for those poor people if they are out there you don't want them to get soaked.

Ms. Patterson: We are going to do it orange to match the building.

Mr. Christos: Sounds good. I don't think it was that expensive. I thought it would be more.

Mr. Burgess: So everyone is ok with her doing the \$890 for the gym door awning?

Ms. Davie: Yes.

Ms. Quigley: Yes.

Mr. Stanton: Do we need a motion?

Mr. Burgess: We can take a motion.

On MOTION by Ms. Davie seconded by Mr. Stanton with all in favor, a proposal in the amount of \$890 with FCC Carpentry for the gym door awning was approved.
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Ms. Patterson: The last thing I have is I have about five or six people that have asked for mirrors in the gym. The proposal that you have is just a suggestion. We can

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make it smaller, we can make it bigger. It is just an idea that I got from one of the vendors. I am just looking for a direction of how big you would want it. The proposal that I got is from the TV to the end of the wall to the door. It is an L-shape. It is only going to be in that corner. It is not too big.

Ms. Davie: So in front of the treads?

Ms. Patterson: No the treadmills are off to the side. Where the door used to be where there is nothing. That is just the cost for that particular area.

Ms. Davie: Is that where people work out?

Mr. Christos: The free weights are on the other side of the door.

Ms. Patterson: It is a gym mirror, so it is not like if someone hits it, it is going to shatter all over the place.

Mr. Stanton: I think we need to get more bids on this and need to talk about the size of it because I think \$2,400 is a lot of money.

Ms. Quigley: I was shocked compared to how much the awning cost.

Mr. Stanton: If necessary, I had a conversation with Regina before about this, if necessary maybe we make it a little smaller. When I say a little smaller we find out what size they make the glass, what width they make the mirror in, and we put two of them in the corner so that people can look at themselves from both sides.

Mr. Christos: I think it is a great idea, Regina, I just think that we could save a little money and go with something smaller or another vendor that is cheaper.

Ms. Patterson: If you look at that proposal if I am not mistaken it is three panels for the back and one panel to the door. We could get a proposal for just one and one or one and two.

Mr. Christos: I would almost think you would need two on the one wall. It would look a little stupid to have one mirror at the end of it.

Mr. Burgess: So one mirror by the door and two mirrors on the wall where the TV is on that wall.

Mr. Stanton: Something like that. That would reduce the price a little bit. Also there is an electrical box that was there apparently for the old door. We probably have to have somebody go up in the attic and clip those wires and stem them off, so it is safe. My guess is it is stapled to the studs in the wall.

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Mr. Christos: Wouldn't you think they would have moved that wire to the new door though because it is the same button that we are pushing.

Mr. Stanton: It is just a blank panel with a switch cover on the wall. There is wires in there. You can't just bury those.

Mr. Christos: I am saying maybe there aren't wires there. Maybe they pulled the wires and moved them to the new door when they installed that door.

Mr. Stanton: We can take a look and see what is there.

Mr. Christos: On this thing Regina it only says two mirrors.

Ms. Patterson: If you see it in your email you can see it is like three panels on the back wall and then one on the one side. I would have to clarify that.

Mr. Christos: 96 x 84 and 96 x 69.

Mr. Burgess: So you will bring back some more options?

Ms. Patterson: Will do.

Mr. Christos: Do you have any vendors for this kind of stuff that we could tap into?

Mr. Burgess: This is a handyman that we use everywhere. He does everything. He is the one that I would trust the most. I can ask around.

Mr. Stanton: One of the things that we should think about is she got a quote for some special mirror that doesn't shatter that can stand up. We need to make sure that if we talk to a handyman that he gets the right glass.

Mr. Burgess: We will make sure it is done properly.

Mr. Pawelczyk: You can check the records for East Homestead and Palm Glades. East Homestead has a really nice gym. Then Juliana with Palm Glades I think they have a pretty nice gym too. Those would be the two I would ask.

Mr. Burgess: Alright. Do you have anything else Regina?

Ms. Patterson: I do not.

D. Field Manager

1) Action List

2) Field Report

Mr. Burgess: I am not sure why the action list wasn't on there. I didn't have a field report, but the action list the only thing that is in progress right now is the bridge landscaping and we did approve LRE Foundation to repair that entrance to the south side of the bridge just to level it's kind of like what Alpha Foundation did, pump foam into it and

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lift it up. A lot of these companies have minimums for work being done so it was about \$2,200 but concrete is very expensive and there is always a minimum. This company is going to do their job, and it think it will eliminate the trip hazard that is out there. We will move on with that one. The bridge landscaping William and I met out there with the electrician. The electrician did their removal and completed all of that work prior to tomorrow's job that BrightView is going to remove all of the landscaping, and we are going to start fresh. That is what we thought was going to be the best. As soon as they do that we will have a better look at everything for them to properly quote us.

Ms. Davie: So we are not keeping any of the old bushes.

Mr. Burgess: No. The mulch was like six to eight inches high by the clusia. If you were to keep that it would still be washing out all over the place. We are going to get as many ideas from BrightView as we can about installation ideas, but I think anything new there is going to look a lot better. There is some old pictures I saw of the bridge about three changes of the pictures I have seen. That was just a poor design. I think it is a good idea for you guys to start fresh. It will look good and then we can move onto some other projects.

Mr. Christos: I was out there yesterday and there is still a lot of boxes sitting in the ground. I was under the impression they were going to take most of those out.

Mr. Burgess: Are they in front of the palms?

Mr. Christos: No.

Mr. Burgess: I will look at it.

Mr. Christos: They have blue tape on them.

Mr. Burgess: I will have to look at it.

Mr. Christos: I was trying to plug those lights at the center of bridge because it so dark now at night without the palm trees, but I couldn't find any plug. The boxes are all taped, but they are still there on the ground.

Mr. Burgess: The removal was done for the unnecessary stuff, but the installation adjustments haven't been done. I will get an update on that. I will be out there tomorrow.

Mr. Stanton: He is going to be moving stuff around.

Mr. Burgess: Yes. Once everything is ripped out. The electrician said a lot of the electrical boxes had roots around them. Once everything is out then he can adjust them.

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Mr. Christos: Most of those were not even functioning. I think the feeling was that once we get all the ground level that he would come back correct.

Mr. Burgess: Yes.

Mr. Christos: Is he going to do the install of the electric first prior to the landscaping?

Mr. Burgess: That is the goal. He has to see it once it is all taken out to see if there is any damages done because maybe roots have just completely taken over some lines. The other issue is a lot of those lights that were out there were stepped on and the bases that they were on that broke. We are waiting for the manufacturer to tell us if there is a repair but that is part of the unknown right now is that we may not be able to fix the lights until we get the answer from the manufacturer.

Mr. Stanton: Do we know what brand and model they are?

Mr. Burgess: Yes. I reached out the company. He is looking into it. He emailed the manufacturer. We are just waiting for a response. We may be able to make a frame.

Mr. Christos: He said to us that many of the cords were too long, so he had to order shorter cords because they have a special connector on them in order to connect the one light to the other.

Mr. Burgess: We are waiting on an answer about the shorter cords so there is not a bunch of wrapped up and piled out there and the base repairs for the lights that are needed. He said all the lights work.

Mr. Christos: The bracket that it is sitting on is bent.

Mr. Stanton: It would like to know if they were designed to be outdoor lights.

Mr. Burgess: I think they were. They came from an outdoor holiday lighting company.

Mr. Christos: I don't think they would have lasted this long if they weren't with all the rain.

Mr. Burgess: We will have more updates on that once they remove the landscaping. We will bring that back to the next meeting.

Mr. Stanton: I would like the Board to look at the renderings of what we are going to put in before we decide to put it in.

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Mr. Burgess: If that is what the Board wants. I am not sure if we are having the next meeting. We have a not to exceed, I think the direction was to move forward.

Ms. Quigley: And we entrusted William making the decision.

Mr. Burgess: Is it ok to move forward as fast as we can.

Ms. Quigley: I'll come help. I work from home. I will give you my number.

Mr. Burgess: You can't.

Mr. Pawelczyk: You can't discuss business.

Mr. Burgess: I think between William and I and Gregory I think they will have some good ideas.

Mr. Christos: Yesterday Ivan told me at our other meeting with them for the condo association that they have a designer working on the bridge ideas and she is coming up with really creative things. I found that promising.

Mr. Burgess: I think it will be a good change. It will look great compared to what is out there.

Mr. Christos: That is a low bar Patrick.

Mr. Burgess: I will update you guys at the next meeting if it is not done already by then. We will figure out the lights. The other item is the pool chiller. We are going to install that by June we think. I think in May it is hot enough so we will get that done.

Mr. Winkeljohn: The Board's direction was when the current heater fails it will be replaced with one that has a chiller. Has that changed?

Mr. Christos: If it failed prior to the warm weather we would change it then but then I thought we said we wanted it for the summer.

Mr. Burgess: Are you ok with having it done around June?

Mr. Christos: Yes.

Mr. Stanton: If we do something like have it put in no later than June 1st or something like that.

Mr. Christos: I think we know that the one is on its last legs right? That we have out there?

Mr. Burgess: That we are going to replace?

Mr. Christos: Yes. So it is just a matter of time.

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Mr. Burgess: So before June we will get that installed. That is all I have unless you guys have questions.

E. CDD Manager

Mr. Burgess: Paul do you have anything?

Mr. Winkeljohn: Nothing to add. Rich I think may have a report. Regina and Rich need to get ready for the budget cycle and some ideas for updating our agreement.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Burgess: Financial reports. You have the check run summary and the unaudited financials starting on page 56. Any questions? Otherwise we need a motion to approve.

Mr. Stanton: Paul were you able to implement that information about, I am looking through the whole thing and the reserves.

Mr. Winkeljohn: The reserve is part of the budget, and we are going to add it. You will see it.

Mr. Stanton: When will we see it?

Mr. Winkeljohn: The next financials.

Mr. Stanton: Ok. That was my question.

Mr. Burgess: Is there a motion to accept the financials.

On MOTION by Ms. Quigley seconded by Mr. Christos with all in favor, the Check Run Summary and Unaudited Financials were approved.
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SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess: There is no audience. Supervisor requests.

Ms. Quigley: Now that we have been talking about landscaping and I walk my dogs I pay more attention to the landscaping around the lake and it is a disaster. I also remember at the last meeting or the meeting before you brought up that there was this hug fern that was growing up. There is some other tree that looks like it is growing up.

Mr. Christos: The tree on this side?

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Ms. Quigley: Yes.

Mr. Christos: Have you looked recently because they cut it last week.

Ms. Quigley: Did they? Ok.

Mr. Christos: They cleaned up all that mess too. I was out there with Ivan, and they cut that tree that was sticking into the sidewalk area almost. He said to me yesterday he told his men don't ever let the lake look like that again.

Mr. Burgess: He gets on them.

Mr. Christos: He has a new crew out there. I think it looks better.

Ms. Quigley: There is all the dead grass and stuff.

Mr. Burgess: If you want to take a picture and send it to me. We can take a look. It could be the decorative grasses there is a time of the year.

Mr. Christos: It is at the two corners, the business corner and that corner at that end of the lake.

Ms. Quigley: I will look where that tree was that I was talking about that was growing on the edge of the bank it seemed like there was also two more of those ferns sticking up. I will look and send you pictures if it is still there.

Mr. Burgess: Ok. Any other Supervisors requests?

Mr. Christos: I was walking today there is like an ant farm of tadpoles in the lake, and I was just wondering what is going to happen. It is unbelievable the number of tadpoles.

Mr. Stanton: That happens every year.

Mr. Christos: Ok.

Mr. Burgess: Are there ever any frog or toad issues?

Multiple people speaking at this time.

Ms. Patterson: The guys that does the iguanas and the ducks called yesterday and he mentioned to me that there is a million tadpoles and that if we wanted to minimize them there is a treatment that he can do but we have to do it sooner than later. We have never done a treatment before.

Mr. Christos: So this isn't unusual. I guess I have never noticed it.

Mr. Burgess: So we have a vendor that has done on the west coast, Paul and I have a property that does a lot of tadpole and cane toad removals. They just scoop the

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tadpoles up and put them in a bucket and take them before they turn into frogs. Like Regina said we have never done any treatments, but we can keep an eye on it. I have seen them and then I have seen them go away so I am assuming they get eaten or they just don't survive but I never heard of any frog issues, but we can definitely keep an eye on it.

Mr. Winkeljohn: We used to remove them before Regina was there. There was sometimes that we did that.

Mr. Burgess: We could get a price.

Ms. Patterson: I have had a few residents when they get bigger that the toads go by there AC's because they get water from there and they hang out there. I send Reuben to go get them.

Mr. Burgess: It is very cheap when we do the tadpole removal at least on the west coast so we can get a price here.

Mr. Pawelczyk: They just go around on a boat because they are right on the shore and they just scoop them up with a net, throw them in bucket.

Mr. Burgess: Ok, so we will get that.

Mr. Stanton: As Regina said it is better to do it sooner than later what do we do about something getting done right away if we need to have something done.

Ms. Patterson: I will ask him.

Ms. Davie: Does he do it?

Ms. Patterson: Yes.

Mr. Winkeljohn: You have about an 8 to 10 day window.

Mr. Stanton: Ask him for a price.

Mr. Burgess: Ok, we will do that. Anyone else have any Supervisor requests? Not hearing any. Rich, do you have anything?

Mr. Daly: Regina, there was a couple of things that I talked to you about this week. Do you remember what they were?

Ms. Patterson: We were talking adding the *Ms. Patterson was inaudible at this time.* that is already in admission shared costs.

Mr. Daly: There was one other thing the fixed cost of landscaping. Right now landscaping is a fixed cost and there is the consideration in the future that we as a Board

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might want to explore a more expensive landscaping company. This year we are locked in with BrightView for the budget we put together. Next year we are considering putting more money into the budget for landscaping if we lock in at a fixed rate it really effects the ability for us to be able to add to the cost *Mr. Dally was inaudible at this time*. I would like to see us move that in the agreement from a fixed basis to a 30% basis and just be like everything else that we do.

Mr. Winkeljohn: The percentage of the contract that you sign and execute not extras or if you put a \$10,000 palm in HOA area we wouldn't want to share in that.

Mr. Dally: All of the extras that we do the additional, the enhancements that comes from a separate line item within the HOA budget already. This is just strictly the all-inclusive contract that we have taken advantage of for both sides.

Mr. Winkeljohn: Perfect.

Mr. Pawelczyk: We just need to know what it is for budgeting purposes.

Mr. Dally: Right now I would prefer to keep it a fixed cost because this year we are going to stay where we are.

Mr. Winkeljohn: Next we have already calculated to 30%. We went through that exercise with the engineer and had our common area identified. We also tested it by bids. We took bids for both areas and it feel pretty much in that line. There was one bid that was way out of whack. That is kind of what started it all. We proved the math and I can recommend to the Board that is a good number.

Mr. Dally: Ok. In terms of the dollar figure I think it is \$2,000 more or less this year when we think about the cost if we switch it to 30%. I remember when you showed me the *Mr. Dally was inaudible at this time*. You factored it in and it think it was like \$43,000 or \$47,000 one way or the other. I just don't want it to be out of whack with us if we go \$30,000 to \$60,000 more and not be locked in at this \$45,000 number.

Mr. Winkeljohn: What I could do with the proposed budget is put in a number based on 30% with your input on what a range would be. The agreement would be amended through Mike to be the 30% but in our budget we would just adjust if something crazy happened much lower or higher we can adjust it throughout the year. The math behind it and the logic behind it will be as the Board approves.

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Mr. Dally: Ok. Are we good with that? Do we need a motion? What do we need to do?

Mr. Pawelczyk: You don't need to do anything now as far as I am concerned until you have an amendment to vote on.

Mr. Dally: Can we direct you Mike to come up with an amendment?

Mr. Pawelczyk: I think that is implied if this is what the consensus of the Board wants to do. I will prepare it for the next meeting. I imagine it wouldn't be effective until the start of the fiscal year, correct?

Mr. Dally: I don't see a reason why we would start it before then. Assuming we are in line with the budget season. Our budget season starts very soon for the HOA. When is our budget due by?

Ms. Patterson: The HOA is due by October. We start in June.

Mr. Dally: Mike, yes for October 1st.

Mr. Pawelczyk: Ok.

Mr. Dally was inaudible at this time.

Mr. Pawelczyk: We will draft it so you can present it at an upcoming meeting and discuss it from there.

Mr. Dally: Ok. I am not looking for a vote I just want to make sure I am not railroading everybody.

Mr. Pawelczyk: I will circulate it to Paul and Regina so they can review it and send it to whoever else.

Mr. Winkeljohn: And I will adjust the proposed budget to reflect that strategy.

Mr. Dally: Ok, thank you guys. Sorry I missed the meeting otherwise, but I am here.

Mr. Burgess: Not hearing any other Supervisor requests, is there a motion to adjourn.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Davie seconded by Mr. Christos with all in favor, the meeting was adjourned.

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DocuSigned by:
Paul Winkelman
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Assistant Secretary/Secretary

Signed by:
Gerald Stanton
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Chairman/Vice Chairman