

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARINGS & REGULAR MEETING  
JANUARY 24, 2019**

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, JANUARY 24, 2019**

**2:00 p.m.**

The Offices of Meritus

Located at 2005 Pan Am Circle Suite 300, Tampa FL 33607

<b>District Board of Supervisors</b>	Chairman Vice - Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nick Dister Albert Viera Steve Luce
<b>District Manager</b>	Meritus	Brian Lamb Debby Nussel
<b>District Attorney</b>	Straley, Robin, Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** with the seventh section called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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 (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

January 24, 2019  
Board of Supervisors  
Shell Point Community Development District

Dear Board Members:

The Public Hearings & Regular Meeting Shell Point Community Development District will be held on **Thursday, January 24, 2019 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**
  - A. Open the Public Hearing on Adopting Uniform Method of Collection
  - B. Staff Presentation
  - C. Public Comment
  - D. Close the Public Hearing on Adopting Uniform Method of Collection
  - E. Consideration of Resolution 2019-29; Adopting Uniform Method of Collection..... Tab 01
- 5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**
  - A. Open the Public Hearing on Adopting Uniform Rules of Procedure
  - B. Staff Presentations
  - C. Public Comment
  - D. Close the Public Hearing on Adopting Uniform Rules of Procedure
  - E. Consideration of Resolution 2019-30; Adopting Uniform Rules of Procedure..... Tab 02
- 6. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
  - E. Consideration of Resolution 2019-31; Adopting Fiscal Year 2019 Budget..... Tab 03
    - i. Consideration of Developer Funding Agreement
- 7. RETURN AND PROCEED TO REGULAR MEETING**
- 8. VENDOR AND STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 9. BUSINESS ITEMS**
  - A. Evaluate and Consider Proposals for Engineering Services..... Tab 04
  - B. Consideration of Resolution 2019-32; Delegating Resolution.....Tab 05
    - i. Supplemental Indenture
    - ii. Bond Purchase Contract
    - iii. Preliminary Limited Offering Memorandum and Limited Offering Memorandum
    - iv. Continuing Disclosure Agreement
- 10. CONSENT AGENDA**
  - A. Consideration of Minutes of the Special Organizational Meeting November 26, 2018..... Tab 06
  - B. Consideration of the Minutes of the Landowners Election December 27, 2018..... Tab 07
  - C. Consideration of the Minutes of the Regular Board of Supervisors Meeting Dec. 27, 2018 ... Tab 08
- 11. SUPERVISORS REQUESTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJORNMENT**

Sincerely,



Brian Lamb, CEO  
Meritus