

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 6, 2019**

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JUNE 6, 2019**

1:30 p.m.

The Offices of Meritus

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

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

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

The meeting will begin at **1:30 p.m.** with the third section called **Vendor/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 fourth section is called **Business Items**. The business items 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 fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The final sections are called **Supervisor Requests and Audience Questions, Comments and Discussion Forum**. 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.

June 6, 2019
Board of Supervisors
Shell Point Community Development District

Dear Board Members:

The Regular Meeting Shell Point Community Development District will be held on **Thursday, June 6, 2019 at 1:30 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle Suite 300, 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. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

4. BUSINESS ITEMS

- A. Consideration of Resolution 2019-33; Approving Fiscal Year 2020 Proposed Budget
& Setting Public Hearing.....Tab 01
- B. Annual Disclosure of Qualified Electors.....Tab 02
- C. Appointment of Audit Committee
- D. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting January 24, 2019..... Tab 03
- B. Consideration of Operations and Maintenance Expenditures December 2018..... Tab 04
- C. Consideration of Operations and Maintenance Expenditures January 2019..... Tab 05
- D. Consideration of Operations and Maintenance Expenditures February 2019..... Tab 06
- E. Consideration of Operations and Maintenance Expenditures March 2019..... Tab 07
- F. Consideration of Operations and Maintenance Expenditures April 2019 Tab 08
- G. Review of Financial Statements Month Ending April 30, 2019..... Tab 09

6. SUPERVISORS REQUESTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJORNMENT

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2019-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Shell Point Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT:

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 22, 2019

HOUR: 1:30 p.m.

LOCATION: Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2019.

ATTEST:

**SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

2020



SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

JUNE 6, 2019

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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JUNE 6, 2019

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Shell Point Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Refunding Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	75,000.00	10,000.00	42,641.37	52,641.37	(22,358.63)
TOTAL REVENUES	\$75,000.00	\$10,000.00	\$42,641.37	\$52,641.37	(\$22,358.63)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	9,000.00	3,000.00	19,000.00	22,000.00	13,000.00
District Engineer	4,000.00	0.00	0.00	0.00	(4,000.00)
Disclosure Report	4,000.00	0.00	2,100.00	2,100.00	(1,900.00)
Trustee Fees	2,000.00	0.00	0.00	0.00	(2,000.00)
Accounting Services	0.00	0.00	7,500.00	7,500.00	7,500.00
Auditing Services	3,000.00	0.00	5,000.00	5,000.00	2,000.00
Postage, Phone, Faxes, Copies	250.00	0.00	0.00	0.00	(250.00)
Public Officials Insurance	500.00	0.00	0.00	0.00	(500.00)
Legal Advertising	2,000.00	8,992.81	1,007.19	10,000.00	8,000.00
Bank Fees	250.00	0.00	0.00	0.00	(250.00)
Dues, Licenses, & Fees	175.00	150.00	210.00	360.00	185.00
Office Supplies	225.00	100.57	140.80	241.37	16.37
Website Maintenance	0.00	600.00	840.00	1,440.00	1,440.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$25,400.00	\$12,843.38	\$35,797.99	\$48,641.37	\$23,241.37
LEGAL COUNSEL					
District Counsel	3,100.00	2,406.55	1,593.45	4,000.00	900.00
TOTAL LEGAL COUNSEL	\$3,100.00	\$2,406.55	\$1,593.45	\$4,000.00	\$900.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	12,000.00	0.00	0.00	0.00	(12,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$12,000.00	\$0.00	\$0.00	\$0.00	(\$12,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	1,000.00	0.00	0.00	0.00	(1,000.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$1,000.00	\$0.00	\$0.00	\$0.00	(\$1,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,500.00	0.00	0.00	0.00	(3,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,500.00	\$0.00	\$0.00	\$0.00	(\$3,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	2,000.00	0.00	0.00	0.00	(2,000.00)
Waterway Management Program	8,000.00	0.00	0.00	0.00	(8,000.00)
Landscape Maintenance-Contract	12,000.00	0.00	0.00	0.00	(12,000.00)
Landscape Maintenance-Other	2,000.00	0.00	0.00	0.00	(2,000.00)
Plant Replacement Program	1,000.00	0.00	0.00	0.00	(1,000.00)
Irrigation Maintenance	1,000.00	0.00	0.00	0.00	(1,000.00)
Pool Maintenance	2,000.00	0.00	0.00	0.00	(2,000.00)
Club Facility Maintenance	2,000.00	0.00	0.00	0.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$30,000.00	\$0.00	\$0.00	\$0.00	(\$30,000.00)
TOTAL EXPENDITURES	75,000.00	15,249.93	37,391.44	52,641.37	(22,358.63)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	(5,249.93)	5,249.93	0.00	0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
Revenues					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	75,000.00	52,641.37	(22,358.63)	78,475.00	3,475.00
TOTAL REVENUES	\$75,000.00	\$52,641.37	(\$22,358.63)	\$78,475.00	\$3,475.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	9,000.00	22,000.00	13,000.00	30,000.00	21,000.00
District Engineer	4,000.00	0.00	(4,000.00)	4,000.00	0.00
Disclosure Report	4,000.00	2,100.00	(1,900.00)	8,400.00	4,400.00
Trustee Fees	2,000.00	0.00	(2,000.00)	8,500.00	6,500.00
Accounting Services	0.00	7,500.00	7,500.00	4,500.00	4,500.00
Auditing Services	3,000.00	5,000.00	2,000.00	6,500.00	3,500.00
Postage, Phone, Faxes, Copies	250.00	0.00	(250.00)	250.00	0.00
Public Officials Insurance	500.00	0.00	(500.00)	2,300.00	1,800.00
Legal Advertising	2,000.00	10,000.00	8,000.00	2,000.00	0.00
Bank Fees	250.00	0.00	(250.00)	250.00	0.00
Dues, Licenses, & Fees	175.00	360.00	185.00	175.00	0.00
Office Supplies	225.00	241.37	16.37	0.00	(225.00)
Website Maintenance	0.00	1,440.00	1,440.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$25,400.00	\$48,641.37	\$23,241.37	\$68,375.00	\$42,975.00
LEGAL COUNSEL					
District Counsel	3,100.00	4,000.00	900.00	3,100.00	0.00
TOTAL LEGAL COUNSEL	\$3,100.00	\$4,000.00	\$900.00	\$3,100.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	12,000.00	0.00	(12,000.00)	0.00	(12,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$12,000.00	\$0.00	(\$12,000.00)	\$0.00	(\$12,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$1,000.00	\$0.00	(\$1,000.00)	\$0.00	(\$1,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,500.00	0.00	(3,500.00)	0.00	(3,500.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,500.00	\$0.00	(\$3,500.00)	\$0.00	(\$3,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	2,000.00	0.00	(2,000.00)	7,000.00	5,000.00
Waterway Management Program	8,000.00	0.00	(8,000.00)	0.00	(8,000.00)
Landscape Maintenance-Contract	12,000.00	0.00	(12,000.00)	0.00	(12,000.00)
Landscape Maintenance-Other	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
Plant Replacement Program	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
Irrigation Maintenance	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
Pool Maintenance	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
Club Facility Maintenance	2,000.00	0.00	(2,000.00)	0.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$30,000.00	\$0.00	(\$30,000.00)	\$7,000.00	(\$23,000.00)
TOTAL EXPENDITURES	75,000.00	52,641.37	(22,358.63)	78,475.00	3,475.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	953,581
TOTAL REVENUES	\$	953,581

EXPENDITURES

Series 2019 May Interest Payment	\$	364,291
Series 2019 November Principal Payment	\$	225,000
Series 2019 November Interest Payment	\$	364,291
TOTAL EXPENDITURES	\$	953,581
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	14,205,000
Principal Payment Applied Toward Series 2019	\$	225,000
Bonds Outstanding - Period Ending 11/1/2020	\$	13,980,000

SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	FY 2019		FY 2019 Total Assessment	FY 2020		FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit		Debt Service Per Unit	O&M Per Unit		
SERIES 2019									
Single Family 40'	1.00	241	\$0.00	\$100.39	\$100.39	\$1,276.60	\$533.34	\$1,809.94	\$1,709.55
Single Family 50'	1.25	311	\$0.00	\$125.49	\$125.49	\$1,595.75	\$666.67	\$2,262.42	\$2,136.93
Single Family 60'	1.50	110	\$0.00	\$150.59	\$150.59	\$1,914.89	\$800.00	\$2,714.89	\$2,564.30

662

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

May 7, 2019

Debby Nussel
Shell Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Dear Debby Nussel,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Shell Point CDD	2

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

1 **January 24, 2019 Minutes of Public Hearings & Regular Meeting**

2
3 **Minutes of the Public Hearing and Regular Meeting**

4
5 The Public Hearings and Regular Meeting of the Board of Supervisors for the Shell Point
6 Community Development District was held on **Thursday, January 24, 2019 at 2:00 p.m.** at the
7 Offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.
8

9
10 **1. CALL TO ORDER**

11
12 Debby Nussel called the Public Hearings and Regular Meeting of the Board of Supervisors of the
13 Shell Point Community Development District to order on **Thursday, January 24, 2019 at 2:06**
14 **p.m.**

15
16 **Board Members Present and Constituting a Quorum:**

17 Jeff Hills Supervisor
18 Nick Dister Supervisor
19 Albert Viera Supervisor
20 Steve Luce Supervisor
21

22 **Staff Members Present:**

23 Debby Nussel Meritus
24 John Vericker Straley Robin Vericker
25

26 There were no other members of the general public in attendance.
27

28
29 **2. PUBLIC COMMENT ON AGENDA ITEMS**

30
31 There were no public comments.
32

33
34 **3. RECESS TO PUBLIC HEARING**

35
36 Mrs. Nussel directed the Board to recess to the Public Hearing.
37

38
39 **4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTIONS**

40 **A. Open the Public Adopting Uniform Method of Collections**

41
42 MOTION TO: Open the public hearing.
43 MADE BY: Supervisor Hills
44 SECONDED BY: Supervisor Dister
45 DISCUSSION: None further
46 RESULT: Called to Vote: Motion PASSED
47 3/0 - Motion passed unanimously

48
49 **B. Staff Presentations**
50

51 Mr. Vericker went over the Uniform Method of Collection and the resolution.
52

53 **C. Public Comments**
54

55 There were no public comments.
56

57 **D. Close the Public Hearing on Adopting Uniform Method of Collection**
58

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

65
66 **E. Consideration of Resolution 2019-29; Adopting Uniform Method of Collection**
67

68 The Board reviewed the resolution.
69

MOTION TO:	Approve Resolution 2019-29.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

76
77
78 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

79 **A. Open the Public Hearing on Adopting Uniform Rules of Procedure**
80

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

87
88

89 **B. Staff Presentations**

90
91 Mr. Vericker went over the Uniform Rules of Procedure and resolution.

92
93 **C. Public Comments**

94
95 There were no public comments.

96
97 **D. Close the Public Hearing on Uniform Rules of Procedure**

98
99

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

100
101
102
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104

105
106 **E. Consideration of Resolution 2019-30; Adopting Uniform Rules of Procedure**

107
108 The Board reviewed the resolution.

109
110

MOTION TO:	Approve Resolution 2019-30.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

111
112
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117

118 **6. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**

119 **A. Open the Public Hearing on Proposed Fiscal Year 2019 Budget**

120
121

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

122
123
124
125
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128

129 **B. Staff Presentations**

130
131 Mrs. Nussel went over the line items of the proposed budget.

132
133 **C. Public Comments**

134
135 There were no public comments.

136
137 **D. Close the Public Hearing on Adopting Fiscal Year 2019 Budget**

138

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

144

145
146 **E. Consideration of Resolution 2019-31; Adopting Fiscal Year 2019 Budget**

147 **i. Consideration of Developer Funding Agreement**

148
149 The Board reviewed the resolution.

150

MOTION TO:	Approve Resolution 2019-31 with review of the Chair.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

158

159
160 **7. RETURN AND PROCEED TO REGULAR MEETING**

161
162 Mrs. Nussel directed the Board to return and proceed to the Regular Meeting.

163
164
165 **8. VENDOR/STAFF REPORTS**

166 **A. District Counsel**

167
168 Mr. Vericker stated that the validations have all been completed, and for now they are waiting on
169 the appeals period to be over.

170
171 **B. District Engineer**

172 **C. District Manager**

174
175 **9. BUSINESS ITEMS**

176 **A. Evaluate and Consider Proposals for Engineering Services**
177

178 Mrs. Nussel stated that Stantec was the only engineering proposal the District received. The
179 Board reviewed the proposal.
180

181	MOTION TO:	Accept the Stantec proposal with Chair review of the
182		contract.
183	MADE BY:	Supervisor Luce
184	SECONDED BY:	Supervisor Dister
185	DISCUSSION:	None further
186	RESULT:	Called to Vote: Motion PASSED
187		4/0 - Motion passed unanimously

188
189 **B. Consideration of Resolution 2019-32; Delegating Resolution**

- 190 **i. Supplemental Indenture**
191 **ii. Bond Purchase Contract**
192 **iii. Preliminary Limited Offering Memorandum and Limited Offering**
193 **Memorandum**
194 **iv. Continuing Disclosure Agreement**
195

196 Mr. Vericker went over the resolution with the Board.
197

198	MOTION TO:	Approve Resolution 2019-32 with review of the
199		Chair.
200	MADE BY:	Supervisor Dister
201	SECONDED BY:	Supervisor Viera
202	DISCUSSION:	None further
203	RESULT:	Called to Vote: Motion PASSED
204		4/0 - Motion passed unanimously

205
206
207 **10. CONSENT AGENDA**

208 **A. Consideration of Minutes of the Special Organizational Meeting November 26, 2018**

209 **B. Consideration of Minutes of the Landowners Election December 27, 2018**

210 **C. Consideration of Minutes of the Regular Board of Supervisors Meeting Dec. 27, 2018**
211

212 The Board reviewed the Consent Agenda items.
213

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

11. SUPERVISOR REQUESTS

There were no supervisor requests.

12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Straley Robin Vericker	16561	\$ 1,861.65		Professional Services - General - thru 12/15/18
Variable Contract Sub-Total		\$ 1,861.65		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	711715 111918	\$ 386.50		Meeting - 11/17/18
Tampa Bay Times	714033 113018	1,024.00		Special Assessments - 11/30/18
Tampa Bay Times	713030 120718	978.95		Meeting - 11/30/18
Tampa Bay Times	714033 120718	867.00		Special Assessments - 12/07/18
Tampa Bay Times	717949 121718	858.70		PH Budget - 12/09/18
Tampa Bay Times	723183 122118	369.50		2019 Meetings - 12/21/18
Tampa Bay Times	723165 122618	318.50		Rule Development - 12/26/18
Tampa Bay Times	720523 122718	318.50		RFQ Engineering - 12/27/18
Tampa Bay Times	723184 122718	675.50		Rule Making - 12/27/18
Tampa Bay Times	187954 123118	21.16	\$ 5,818.31	Finance Charge - 12/31/18
Regular Services Sub-Total		\$ 5,818.31		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 7,679.96		

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Shell Point Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

December 25, 2018

Client: 001510

Matter: 000001

Invoice #: 16561

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2018

SERVICES

Date	Person	Description of Services	Hours
11/16/2018	KMS	REVISE ORGANIZATIONAL MEETING DOCUMENTS AND EMAIL TO BRITTANY CRUTCHFIELD; REVIEW ORDINANCE AND ESTABLISHMENT LETTER FROM HILLSBOROUGH COUNTY.	1.3
11/16/2018	LB	REVIEW EMAIL FROM A. CRUZ RE ORDINANCE ESTABLISHING THE DISTRICT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME; PREPARE EMAIL TO DISTRIBUTION GROUP TRANSMITTING ORDINANCE; OFFICE CONFERENCE WITH J. VERICKER RE RESOLUTIONS AND RELATED DOCUMENTS FOR ORGANIZATIONAL MEETING.	0.3
11/20/2018	LB	PREPARE EMAIL TO J. GASKINS RE FILING ORDINANCE AND LOCATION MAP WITH THE DEO AND PROVIDING THE REGISTERED AGENT INFORMATION FOR THE DISTRICT.	0.3
11/27/2018	LB	PREPARE TRANSMITTAL LETTER TO CLERK OF COURT RE RECORDING OF THE NOTICE OF ESTABLISHMENT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RECORDED COPY OF NOTICE OF ESTABLISHMENT FOR THE DISTRICT'S RECORDS.	0.4
11/28/2018	KMS	DRAFT NOTICE OF RULEMAKING PUBLICATION; DRAFT NOTICE OF RULE DEVELOPMENT; DRAFT RESOLUTION ADOPTING RULES OF PROCEDURE; DRAFT PUBLICATION NOTICE FOR 2018-2019 BUDGET ADOPTION; DRAFT RESOLUTION ADOPTING 2018-2019 BUDGET.	2.1

REVIEWEDdthomas 1/24/2019

SERVICES

Date	Person	Description of Services	Hours	
12/3/2018	LB	REVIEW DATES FROM B. CRUTCHFIELD FOR LANDOWNERS ELECTION, BUDGET PUBLIC HEARING AND OTHER PUBLIC HEARINGS; PREPARE EMAIL TO B. CRUTCHFIELD RE PUBLICATIONS FOR SAME; EMAILS TO AND FROM B. CRUTCHFIELD RE PUBLIC HEARING DATES FOR LANDOWNERS ELECTION, BUDGET, RULES OF PROCEDURE AND UNIFORM METHOD OF COLLECTION; PREPARE DRAFT BUDGET PUBLICATION; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	1.0	
12/4/2018	LB	REVIEW PUBLICATION NOTICES TO BE PREPARED AND SENT TO B. CRUTCHFIELD RE RULES OF PROCEDURE, UNIFORM METHOD OF COLLECTION AND RELATED PUBLIC HEARING NOTICES; UPDATE CHECKLIST RE DATES FOR PUBLICATION AND DUE DATES TO BE SENT TO B. CRUTCHFIELD.	0.4	
12/10/2018	KMS	FINALIZE FINAL ASSESSMENT RESOLUTION, DEVELOPER FUNDING AGREEMENT, AND RESOLUTION ADOPTING 2018/2019 BUDGET AND DEVELOPER FUNDING AGREEMENT; EMAIL TO B. CRUTCHFIELD.	0.7	
12/13/2018	LB	WORK ON PUBLICATION NOTICES FOR RULE DEVELOPMENT, RULEMAKING AND INTENT TO USE UNIFORM METHOD OF COLLECTION.	0.6	
12/14/2018	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING.	0.8	
12/14/2018	LB	FINALIZE PUBLICATIONS FOR PUBLIC HEARINGS ON JANUARY 24, 2019; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING PUBLICATION NOTICES FOR RULEMAKING, RULE DEVELOPMENT AND NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTION.	0.3	
Total Professional Services			8.2	\$1,764.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$244.00
KMS	Kristen M. Schalter	4.1	\$1,025.00
LB	Lynn Butler	3.3	\$495.00

December 25, 2018
Client: 001510
Matter: 000001
Invoice #: 16561

Page: 3

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/27/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$21.75
11/28/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$8.25
12/15/2018	Photocopies (451 @ \$0.15)	\$67.65
Total Disbursements		\$97.65

Total Services	\$1,764.00
Total Disbursements	\$97.65
Total Current Charges	\$1,861.65

PAY THIS AMOUNT	\$1,861.65
------------------------	-------------------

Please Include Invoice Number on all Correspondence

REVIEWED dthomas 1/24/2019

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting** was published in **Tampa Bay Times: 11/30/18, 12/7/18**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough 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/she neither paid not 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

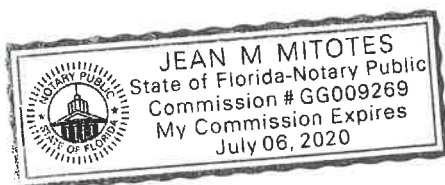
Signature of Affiant

Sworn to and subscribed before me this 12/07/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF LANDOWNERS' MEETING AND ELECTION
AND MEETING
OF THE BOARD OF SUPERVISORS OF THE
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Shell Point Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 213 acres more or less, generally located north of Shell Point Road, south of 11th Avenue NW, and west of US Highway 41, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: December 27, 2018
TIME: 2:00 p.m.
PLACE: Meritus
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans With Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 397-5120, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

District Manager

Run Date(s): November 30, 2018 and December 7, 2018

713030

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019 Meetings** was published in **Tampa Bay Times: 12/21/18**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough 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/she neither paid not 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

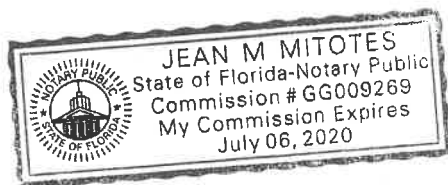
Sworn to and subscribed before me this 12/21/2018.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2019
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Shell Point Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2019 to be held at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 1:30 p.m.:

January 03, 2019	1:30 p.m.
February 07, 2019	1:30 p.m.
March 07, 2019	1:30 p.m.
April 04, 2019	1:30 p.m.
May 02, 2019	1:30 p.m.
June 06, 2019	1:30 p.m.
July 11, 2019	1:30 p.m.
August 01, 2019	1:30 p.m.
September 05, 2019	1:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the testimony and evidence on which the appeal is based.

Debby Nussel
District Manager

Run Date: 12/21/2018

723183

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

ACCOUNT NUMBER
187954

BILLING PERIOD
12/01/18 - 12/31/18

AMOUNT DUE:
\$8,118.31

CUSTOMER SUMMARY FOR SHELL POINT

ACCOUNT NAME

SHELL POINT
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA FL 33607

PERIOD ENDING	12/31/18
PREVIOUS BALANCE	\$1,581.54
CURRENT CHARGES	\$6,707.81
ADJUSTMENTS	(\$171.04)
PAYMENTS	\$0.00
BALANCE DUE	\$8,118.31

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$1,581.54
	12/04/18				Adjustment			(\$171.04)
	12/31/18				FINANCE CHARGE			\$21.16
11/30/18	12/07/18	714033	Tampa Tribune Southeast	0	Special Assessments	1	4x 17.00	\$867.00
11/30/18	12/07/18	713030		405	Meeting	4	2x 5.56	\$978.95
12/09/18	12/16/18	717949		405	PH Budget	4	2x 3.64	\$858.70
12/21/18	12/21/18	723183		405	2019 Meetings	2	2x 3.85	\$369.50
12/22/18	12/22/18	723316	B Tampa	0	Collection Method	1	2x 14.00	\$1,880.00
12/26/18	12/26/18	723165		405	Rule Development	2	2x 3.32	\$318.50
12/27/18	12/27/18	723184		405	Rule Making	2	2x 7.10	\$675.50
12/27/18	12/27/18	720523		405	RFQ Engineering	2	2x 3.31	\$318.50
12/22/18	12/28/18	723316	Tampa Tribune Southeast	0	Collection Method	1	2x 14.00	\$420.00

REVIEWED dthomas 1/24/2019

Tampa Bay Times
tampabay.com

Amount due: \$8,118.31

Due Date: 1/30/2019 **Amount Paid:**

Billing Date
12/31/2018

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
12/01/18 - 12/31/18	SHELL POINT	187954			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$8,118.31	\$6,707.81	\$1,410.50	\$0.00	\$0.00	\$0.00

SHELL POINT
C/O MERITUS
2005 PAN AM CIRCLE, #300
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

20018795400000000000000031120006707810001410500

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Straley Robin Vericker	16663	\$ 509.80		Professional Services - General - thru 01/15/19
Variable Contract Sub-Total		\$ 509.80		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	723316 122418	\$ 1,880.00		Collection Method (1 of 4) - 12/22/18
Tampa Bay Times	723316 122818	420.00		Collection Method (2 of 4) - 12/28/18
Tampa Bay Times	723316 010419	420.00		Collection Method (3 of 4) - 01/04/19
Tampa Bay Times	723316 011119	420.00	\$ 3,140.00	Collection Method (4 of 4) - 01/11/19
Regular Services Sub-Total		\$ 3,140.00		
Additional Services				
Kaeser & Blair	90108262	\$ 100.57		Laser Checks - 01/16/19
Meritus Districts	8879	150.00		Reimburse Payment to DEO - 01/09/18
Meritus Districts	8923	600.00	\$ 750.00	Website Creation - 01/22/19
Additional Services Sub-Total		\$ 850.57		
TOTAL:		\$ 4,500.37		

Approved (with any necessary revisions noted):

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Shell Point Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

January 23, 2019
Client: 001510
Matter: 000001
Invoice #: 16663

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
12/17/2018	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
12/27/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	
1/8/2019	LB	REVIEW CHECKLIST RE PUBLIC HEARING AND RESOLUTIONS FOR SAME ON JANUARY 24, 2019; WORK ON RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION, RESOLUTION ADOPTING RULES OF PROCEDURE AND ON RULES OF PROCEDURE.	0.8	
1/11/2019	LB	FINALIZE RESOLUTIONS RE UNIFORM METHOD OF COLLECTION AND RULES OF PROCEDURE; FINALIZE RULES OF PROCEDURE; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS AND RULES OF PROCEDURE FOR ADOPTION AT THE JANUARY 24, 2019 PUBLIC HEARING/BOARD MEETING.	0.3	
1/11/2019	LB	REVIEW EMAIL FROM J. GASKINS RE LATE FEE FOR ANNUAL DEO FY 2018/2019 FEE DUE TO LATE PAYMENT; PREPARE EMAIL TO B. LAMB AND A. WOLFE RE LATE FEES DUE TO THE DEO AND PAYMENT OF SAME.	0.2	
Total Professional Services			2.1	\$406.00

REVIEWEDdthomas 1/24/2019

January 23, 2019

Client: 001510

Matter: 000001

Invoice #: 16663

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.2	\$61.00
VKB	Vivek K. Babbar	0.6	\$150.00
LB	Lynn Butler	1.3	\$195.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/13/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$21.75
1/15/2019	Photocopies (547 @ \$0.15)	\$82.05
Total Disbursements		\$103.80

Total Services	\$406.00
Total Disbursements	\$103.80
Total Current Charges	\$509.80

PAY THIS AMOUNT

\$509.80

Please Include Invoice Number on all Correspondence

46

723316

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Collection Method** was published in **Tampa Bay Times: 12/22/18, 12/28/18, 1/4/19, 1/11/19**. in said newspaper in the issues of **B Tampa, Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough 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/she 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

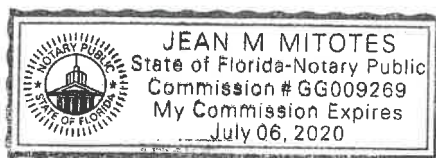
Signature of Affiant

Sworn to and subscribed before me this 01/11/2019.

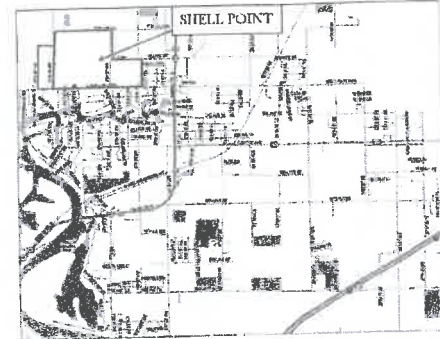
Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF INTENT TO USE
THE UNIFORM METHOD OF
COLLECTION OF NON
AD VALOREM ASSESSMENTS
AND NOTICE OF REGULAR
MEETING OF THE BOARD
OF SUPERVISORS**



NOTICE IS HEREBY GIVEN that the Shell Point Community Development District (the "District") intends to use the uniform method of collecting non ad valorem assessments to be levied by the District, pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **January 24, 2019, at 2:00 p.m. at the office of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607**. A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non ad valorem assessments to be levied by the District on properties located within the District's boundaries, pursuant to Section 197.3632, Florida Statutes. Under the uniform method, such non-ad valorem assessments will be collected by the tax collector.

The District may levy non ad valorem assessments for the purpose(s) of constructing, acquiring, making, maintaining, operating, and equipping infrastructure improvements to serve the District including, but not limited to, roadway improvements, earthwork and surface water management, water distribution, sanitary sewer collection and transmission, relocation of utilities, required perimeter landscape buffers, off-site roadway improvements and other improvements and any other lawful projects or services of the District.

The public hearing and regular meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. All affected property owners have the right to appear at the public hearing and be heard regarding the District's use of the uniform method for the levy, collection and enforcement of such non-ad valorem assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District Manager, Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, within 20 days of the first publication of this notice.

The public hearing and regular meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the hearing and meeting. There may be occasions when staff and/or supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the public hearing and regular meeting is asked to advise the District office at least forty-eight (48) hours before the hearing and meeting by contacting the District Manager at (813) 397-5120. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District office.

A person who decides to appeal any decision made at the hearing and meeting, with respect to any matter considered at the hearing and meeting, is advised that a record of the proceedings is needed 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.

Brian Lamb
District Manager

REVIEWED by dthomas 1/30/2019



4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 90108262
DATE: 1/16/19

CUSTOMER NUMBER 003085164

DEALER NUMBER 88178

BILL TO:
SHELL POINT CDD
ATTN:TERESA X-340 FARLOW
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

SHIP TO:
SHELL POINT CDD
ATTN:TERESA X-340 FARLOW
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

YOUR PO NUMBER	DATE SHIPPED	SHIP VIA	TERMS
SHELL POINT CHECKS	1/11/19	OTHER	NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	86.0000	86.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

SUBTOTAL	86.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	14.57
TOTAL DUE	100.57

You can now pay your invoice online at
paykaeser.com

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003085164

88178

3771 Solutions Center
Chicago, IL 60677-3007

SHELL POINT CDD
ATTN:TERESA X-340 FARLOW
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMITTANCE

INVOICE NO. 90108262
DATE: 1/16/19

TOTAL DUE: 100.57
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

REVIEWEDdthomas 1/24/2019

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 8879
Invoice Date: Jan 9, 2019
Page: 1

Bill To:
Shell Point CDD c/o US Bank 225 E. Robinson St., Suite 250 Orlando, FL 32801

Ship to:

Customer ID	Customer PO	Payment Terms	
Shell Point_CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/9/19

Quantity	Item	Description	Unit Price	Amount
		Payment to Florida Dpt of Economic Opportunity CDD's behalf		150.00

Subtotal	150.00
Sales Tax	
Total Invoice Amount	150.00
Payment/Credit Applied	
TOTAL	150.00

REVIEWEDthomas 1/24/2019

Vendor FL Dept. of Economic Opportunity
Remittor Meritus Districts

Check Number 61096
Check Date Jan 9, 2019
Check Amount \$150.00

Item to be Paid - Description	Discount Take	Amount Paid
73004		150.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FLORIDA 33607
PH. (813) 397-5121

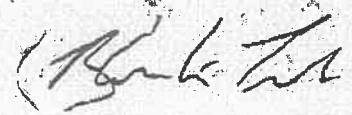
61096
Jan 9, 2019

Bank OZK

PAY One Hundred Fifty and 00/100 Dollars

\$ 150.00

TO THE ORDER OF
FL Dept. of Economic Opportunity
Office of Financial Management
107 E. Madison Street, MSC 120
Tallahassee, FL 32399-4124



SECURITY FEATURES INCLUDED. DETAILS ON BACK

61096

0063114137010185305211

Vendor FL Dept. of Economic Opportunity
Remittor Meritus Districts

Check Number 61096
Check Date Jan 9, 2019
Check Amount \$150.00

Item to be Paid - Description	Discount Taken	Amount Paid
73004		150.00

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 73004			Date Invoiced: 11/20/2018
Annual Fee: \$150.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 01/19/2019: \$150.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Shell Point Community Development District
 Mr. Brian K. Lamb
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

2. Telephone: (813) 397-5120
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: Not on file - please provide. *shellpointcdd.com*
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 11/20/2018
11. Creation Document on File: 11/20/2018
12. Date Established: 11/15/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 18-34
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 11/20/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date: *11/30/18*

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

Invoice Number: 8923
Invoice Date: Jan 22, 2019
Page: 1

Bill To:
Shell Point CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/22/19

Quantity	Item	Description	Unit Price	Amount
		Website creation		600.00

Subtotal	600.00
Sales Tax	
Total Invoice Amount	600.00
Payment/Credit Applied	
TOTAL	600.00

REVIEWED dthomas 1/24/2019

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	187954 013119	\$ 34.50		Finance Charge - 01/31/19
Additional Services Sub-Total		\$ 34.50		
TOTAL:		\$ 34.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9025	\$ 4,000.00		Management Services - December-March
Monthly Contract Sub-Total		\$ 4,000.00		
Variable Contract				
Straley Robin Vericker	16772	\$ 35.10		Professional Services - General - thru 02/26/19
Straley Robin Vericker	16875	434.02	\$ 469.12	Professional Services - General - thru 03/15/19
Variable Contract Sub-Total		\$ 469.12		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,469.12		

Approved (with any necessary revisions noted):

Signature

Printed Name

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9025
Invoice Date: Mar 22, 2019
Page: 1

Bill To:

Shell Point CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/22/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services 12/1/18 - 3/31/19		4,000.00

Subtotal	4,000.00
Sales Tax	
Total Invoice Amount	4,000.00
Payment/Credit Applied	
TOTAL	4,000.00

REVIEWEDdthomas 3/26/2019

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Shell Point Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

February 26, 2019

Client: 001510

Matter: 000001

Invoice #: 16772

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2019

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/7/2019	XPRESS DELIVERIES, LLC- Courier Service- Courier Services	\$18.50
1/17/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$14.50
2/15/2019	Photocopies (14 @ \$0.15)	\$2.10
	Total Disbursements	\$35.10
	Total Services	\$0.00
	Total Disbursements	\$35.10
	Total Current Charges	\$35.10

PAY THIS AMOUNT

\$35.10

Please Include Invoice Number on all Correspondence

REVIEWEDdtThomas 3/19/2019

51400
3107
DN

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Shell Point Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

March 25, 2019

Client: 001510

Matter: 000001

Invoice #: 16875

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
2/19/2019	KMS	REVISE BOND INFORMATION SHEET.	0.2	
2/21/2019	LB	PREPARE EMAIL TO B. CRUTCHFIELD RE DATE RULES OF PROCEDURE ADOPTED AND REQUEST FOR COPY OF SAME FOR OUR RECORDS; REVIEW EMAIL FROM B. CRUTCHFIELD RE SAME; UPDATE RECORDS AS TO DATE OF ADOPTION FOR THE RULES OF PROCEDURE.	0.2	
3/14/2019	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
Total Professional Services			0.8	\$140.00

PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.2	\$50.00
LB	Lynn Butler	0.6	\$90.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/27/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75
3/15/2019	Photocopies (222 @ \$0.15)	\$33.30

March 25, 2019

Client: 001510

Matter: 000001

Invoice #: 16875

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$61.05
	Total Services	\$140.00
	Total Disbursements	\$61.05
	Total Current Charges	\$201.05
	Less Trust Applied	(\$201.05)
	PAY THIS AMOUNT	\$0.00

Trust Balance	\$434.02
----------------------	-----------------

Please Include Invoice Number on all Correspondence

SW
514.00
3107

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9032	\$ 1,000.00		Management Services - April
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Straley Robin Vericker	16989	\$ 121.50		Professional Services - General - thru 04/15/19
Variable Contract Sub-Total		\$ 121.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Alphagraphics	701348	\$ 15.00		Deposit Stamp - 04/15/19
Meritus Districts	9044	1,880.00		Reimburse Tampa Bay Times Balance - 04/08/19
Tampa Bay Times	187954 033119	64.26		Finance Charge - 03/31/19
Additional Services Sub-Total		\$ 1,959.26		
TOTAL:		\$ 3,080.76		

Approved (with any necessary revisions noted):

Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9032
Invoice Date: Apr 1, 2019
Page: 1

Bill To:
Shell Point CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Shell Point Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

April 18, 2019
Client: 001510
Matter: 000001
Invoice #: 16989

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
4/4/2019	JMV	PREPARE RESOLUTION FOR CDD PRELIMINARY BUDGET BOARD MEETING.	0.3	
4/4/2019	LB	FINALIZE RESOLUTION APPROVING PRELIMINARY BUDGET AND SCHEDULING PUBLIC HEARING ON SAME RE FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.2	
Total Professional Services			0.5	\$121.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
LB	Lynn Butler	0.2	\$30.00

REVIEWEDdthomas 4/25/2019

April 18, 2019
Client: 001510
Matter: 000001
Invoice #: 16989

Page: 2

Total Services	\$121.50	
Total Disbursements	\$0.00	
Total Current Charges		\$121.50

PAY THIS AMOUNT	\$121.50
------------------------	-----------------

Trust Balance	\$434.02
----------------------	-----------------

Please Include Invoice Number on all Correspondence

51400
3107
DN

INVOICE

Invoice Number: 701348
Account Number: 5871
P.O. Number: TERESA
Per: TERESA
Cont Phone: (813) 397-5120
Monday April 15, 2019
Bill Email:

SHELL POINT CDD
2005 PAN AM CIR #300
TAMPA, FL 33607-2529

Item	Description	Quantity	Price
1	DEPOSIT STAMP (RUBBER ONLY)	1	15.00
Subtotal For All Items			15.00
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			15.00
Invoice Total			\$15.00

Received By: _____

REMIT PAYMENT TO:
ALPHAGRAPHS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

C. O. D.

THANK YOU FOR CHOOSING ALPHAGRAPHS.

REVIEWEDdthomas 4/18/2019

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9044

Invoice Date: Apr 8, 2019

Page: 1

Bill To:Shell Point CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607**Ship to:****Customer ID**

Shell Point CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

4/8/19

Quantity	Item	Description	Unit Price	Amount
		Payment of The Tampa Bay Times account balance		1,880.00

Subtotal	1,880.00
Sales Tax	
Total Invoice Amount	1,880.00
Payment/Credit Applied	
TOTAL	1,880.00

REVIEWEDthomas 4/11/2019

Payment Receipt

Times Publishing Company

Account: 187954
Name: SHELL POINT
Care of:
Addr1: C/O MERITUS
Addr2: 2005 PAN AM CIRCLE, #300
City/State/Zip: TAMPA FL 33607

Phone: 813-397-5120

Payment Note: Payment

Ticket #: 723316
Ad Caption Line: Collection Method
PO #:

Ad Start Date: 12/22/18

Amount Paid: 1,880.00
Payment Date: 04/08/19
Payment Type: CREDIT
Card/CheckNo:
Received By: nhidalgo

Pymt Batch# Batch - 12699
Card Type:
Card#: XXXXXXXXXXXXX2121
Approval No: 198151

723316

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Collection Method** was published in **Tampa Bay Times: 12/22/18, 12/28/18, 1/4/19, 1/11/19**. in said newspaper in the issues of **B Tampa, Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough 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/she 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

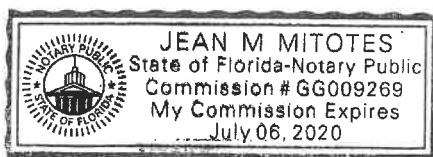
Signature of Affiant

Sworn to and subscribed before me this 01/11/2019.

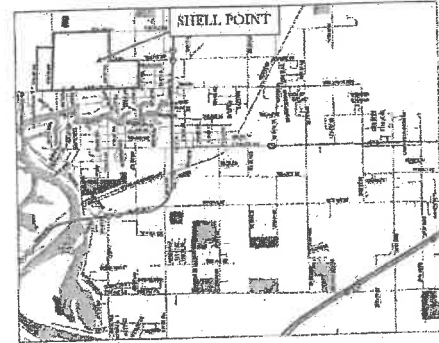
Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF INTENT TO USE
THE UNIFORM METHOD OF
COLLECTION OF NON
AD VALOREM ASSESSMENTS
AND NOTICE OF REGULAR
MEETING OF THE BOARD
OF SUPERVISORS**



NOTICE IS HEREBY GIVEN that the Shell Point Community Development District (the "District") intends to use the uniform method of collecting non ad valorem assessments to be levied by the District, pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on **January 24, 2019, at 2:00 p.m. at the office of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607**. A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it.

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Brian Lamb
District Manager

REVIEWED dthomas 4/11/2019

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Shell Point CDD

Balance Sheet

As of 4/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	553	0	0	0	0	553
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	205	0	0	0	205
Investment - Interest 2019 (5001)	0	493,816	0	0	0	493,816
Investment - Reserve 2019 (5003)	0	953,644	0	0	0	953,644
Investment - Construction 2019 (5005)	0	0	3,577,926	0	0	3,577,926
Investment - Cost of Issuance 2019 (5006)	0	0	278	0	0	278
Investment - Bond Redemption 2019 (5007)	0	0	0	0	0	0
Construction Work in Progress	0	0	0	8,435,472	0	8,435,472
Amount To Be Provided-Debt Service	0	0	0	0	14,205,000	14,205,000
Other	0	0	0	0	0	0
Total Assets	<u>553</u>	<u>1,447,665</u>	<u>3,578,205</u>	<u>8,435,472</u>	<u>14,205,000</u>	<u>27,666,895</u>
Liabilities						
Accounts Payable	6,115	0	0	0	0	6,115
Accounts Payable-Other	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	14,205,000	14,205,000
Total Liabilities	<u>6,115</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,205,000</u>	<u>14,211,115</u>
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	0	8,435,472	0	8,435,472
Other	(5,562)	1,447,665	3,578,205	0	0	5,020,308
Total Fund Equity & Other Credits	<u>(5,562)</u>	<u>1,447,665</u>	<u>3,578,205</u>	<u>8,435,472</u>	<u>0</u>	<u>13,455,779</u>
Total Liabilities & Fund Equity	<u>553</u>	<u>1,447,665</u>	<u>3,578,205</u>	<u>8,435,472</u>	<u>14,205,000</u>	<u>27,666,895</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	75,000	12,353	(62,647)	(84)%
Total Revenues	75,000	12,353	(62,647)	(84)%
Expenditures				
Financial & Administrative				
District Manager	9,000	5,000	4,000	44 %
District Engineer	4,000	0	4,000	100 %
Disclosure Report	4,000	0	4,000	100 %
Trustee Fees	2,000	0	2,000	100 %
Auditing Services	3,000	0	3,000	100 %
Postage, Phone, Faxes, Copies	250	0	250	100 %
Public Officials Insurance	500	0	500	100 %
Legal Advertising	2,000	9,057	(7,057)	(353)%
Bank Fees	250	30	220	88 %
Dues, Licenses, & Fees	175	150	25	14 %
Office Supplies	225	116	109	49 %
Website Maintenance	0	600	(600)	0 %
Legal Counsel				
District Counsel	3,100	2,962	138	4 %
Electric Utility Services				
Electric Utility Services	12,000	0	12,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,000	0	1,000	100 %
Water-Sewer Combination Services				
Water Utility Services	3,500	0	3,500	100 %
Other Physical Environment				
Property & Casualty Insurance	2,000	0	2,000	100 %
Waterway Management Program	8,000	0	8,000	100 %
Landscape Maintenance-Contract	12,000	0	12,000	100 %
Landscape Maintenance-Other	2,000	0	2,000	100 %
Plant Replacement Program	1,000	0	1,000	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance	2,000	0	2,000	100 %
Club Facility Maintenance	2,000	0	2,000	100 %
Total Expenditures	75,000	17,915	57,085	76 %
Excess of Revenues Over (Under) Expenditures	0	(5,562)	(5,562)	0 %
Fund Balance, End of Period	0	(5,562)	(5,562)	0 %

Shell Point CDD
Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	6,905,000	0	(6,905,000)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
Total Revenues	<u>6,905,000</u>	<u>95</u>	<u>(6,904,905)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest	0	91,108	(91,108)	0 %
Principal	<u>0</u>	<u>6,905,000</u>	<u>(6,905,000)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>6,996,108</u>	<u>(6,996,108)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,996,610	6,996,610	0 %
Debt Proceeds				
Bond Proceeds	0	150,000	150,000	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(150,597)</u>	<u>(150,597)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>6,996,013</u>	<u>6,996,013</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>
Fund Balance, End of Period	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>393</u>	<u>393</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>393</u>	<u>393</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	173,619	173,619	0 %
Debt Proceeds				
Bond Proceeds	0	8,269,761	8,269,761	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(6,996,108)</u>	<u>(6,996,108)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>1,447,272</u>	<u>1,447,272</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,447,665</u>	<u>1,447,665</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,447,665</u></u>	<u><u>1,447,665</u></u>	<u><u>0 %</u></u>

Shell Point CDD
Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>872</u>	<u>872</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>872</u>	<u>872</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	12,700	(12,700)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	3,500	(3,500)	0 %
Underwriting Counsel	0	22,000	(22,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	15,000	(15,000)	0 %
Legal Counsel	0	4,000	(4,000)	0 %
Bond Counsel	0	22,000	(22,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>6,577,589</u>	<u>(6,577,589)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>6,663,039</u>	<u>(6,663,039)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	6,685,950	6,685,950	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(23,783)</u>	<u>(23,783)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>6,662,167</u>	<u>6,662,167</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,251	1,251	0 %
Total Revenues	0	1,251	1,251	0 %
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	5,675	(5,675)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Underwriting Counsel	0	42,500	(42,500)	0 %
Legal Counsel	0	5,500	(5,500)	0 %
Bond Counsel	0	42,500	(42,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,857,882	(1,857,882)	0 %
Total Expenditures	0	2,030,807	(2,030,807)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	5,607,502	5,607,502	0 %
Interfund Transfer				
Interfund Transfer	0	259	259	0 %
Total Other Financing Sources	0	5,607,761	5,607,761	0 %
Excess of Revenues Over (Under) Expenditures	0	3,578,205	3,578,205	0 %
Fund Balance, End of Period	0	3,578,205	3,578,205	0 %

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	8,435,472	8,435,472	0 %
Fund Balance, End of Period	<u>0</u>	<u>8,435,472</u>	<u>0</u>	<u>0 %</u>

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	553.47
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	553.47
Balance Per Books	<u>553.47</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1006	4/11/2019	System Generated Check/Voucher	1,880.00	Meritus Districts
1007	4/11/2019	System Generated Check/Voucher	98.76	Times Publishing Company
CD008	4/30/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>1,993.76</u>	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1073	4/8/2019	Developer Funding - 04.08.19	<u>2,352.76</u>
Cleared Deposits				<u>2,352.76</u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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36/E00/0175/0/42

04/30/2019



Account Statement

SHELL POINT COMMUNITY DEVELOPMENT DI
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Questions? Please call
1-800-786-8787

Account Summary	Account Type			Account Number			Statement Period			
	PUBLIC FUNDS PRIMARY CHECKING						04/01/2019 - 04/30/2019			
	Description			Amount		Description			Amount	
	Beginning Balance			\$194.47		Average Balance			\$604.14	
	Deposits/Credits			\$2,352.76		Average Collected Balance			\$525.74	
	Checks			\$1,978.76		Number of Days in Statement Period			30	
	Withdrawals/Debits			\$15.00						
Ending Balance			\$553.47							
Overdraft Protection	Account Number				Protected By					
					Not enrolled					
	For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .									
Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description		
	04/10	2,352.76		DEPOSIT						
Deposits/Credits: 1				Total Items Deposited: 1						
Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid				
	1006	1,880.00	04/12	1007	98.76	04/17				
Checks: 2										
Withdrawals/Debits	Date Paid	Amount	Serial #	Description						
	04/30	15.00		MAINTENANCE FEE						
Withdrawals/Debits: 1										
Balance Activity History	Date	Balance		Collected Balance	Date	Balance		Collected Balance		
	04/01	194.47		194.47	04/12	667.23		667.23		
	04/10	2,547.23		195.23	04/17	568.47		568.47		
	04/11	2,547.23		2,547.23	04/30	553.47		553.47		

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.