

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

The Public Hearings and Regular Meeting of the Board of Supervisors for the Shell Point Community Development District was 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.

**1. CALL TO ORDER**

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

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

Jeff Hills	Supervisor
Nick Dister	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Debby Nussel	Meritus
John Vericker	Straley Robin Vericker

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

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments.

**3. RECESS TO PUBLIC HEARING**

Mrs. Nussel directed the Board to recess to the Public Hearing.

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

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

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

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**B. Staff Presentations**

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

**C. Public Comments**

There were no public comments.

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

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

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

The Board reviewed the resolution.

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

**5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

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

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

89 **B. Staff Presentations**

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

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93 **C. Public Comments**

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95 There were no public comments.

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

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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

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

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109 The Board reviewed the resolution.

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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

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

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

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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

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129 **B. Staff Presentations**

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

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133 **C. Public Comments**

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135 There were no public comments.

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

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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

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

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

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149 The Board reviewed the resolution.

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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

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

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

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165 **8. VENDOR/STAFF REPORTS**

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166 **A. District Counsel**

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

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171 **B. District Engineer**

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172 **C. District Manager**

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175 **9. BUSINESS ITEMS**  
176 **A. Evaluate and Consider Proposals for Engineering Services**  
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178 Mrs. Nussel stated that Stantec was the only engineering proposal the District received. The  
179 Board reviewed the proposal.

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

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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**

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

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
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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**

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212 The Board reviewed the Consent Agenda items.

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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

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

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245 *\*These minutes were done in summary format.*

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

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252 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
253 **noticed meeting held on 6-6-19.**

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257 **Signature**

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260 **Printed Name**

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262 **Title:**

263  **Secretary**

264  **Assistant Secretary**

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**Signature**

**Printed Name**

**Title:**

**Chairman**

**Vice Chairman**

*Recorded by Records Administrator*

*Signature*

*Date*

Shell Point Community Development District

**SEAL**

Established November 15, 2018  
Hillsborough County, Florida

Official District Seal