

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

**October 7, 2021 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, October 7, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, October 7, 2021 at 2:42 p.m.**

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

Ryan Motko	Vice-Chair
Steve Luce	Supervisor
Nick Dister	Supervisor
Albert Viera	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on Engagement Letter for Legal Services – Cobb Cole**

The Board reviewed the engagement letter for legal services from Cobb Cole.

<b>MOTION TO:</b>	Approve the engagement letter for legal services from Cobb Cole.
<b>MADE BY:</b>	Supervisor Dister
<b>SECONDED BY:</b>	Supervisor Motko
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

47 **B. Discussion on Pest Control Service Proposal**

48  
49 The Board reviewed the pest control service proposal.  
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51	MOTION TO:	Approve the pest control service proposal.
52	MADE BY:	Supervisor Motko
53	SECONDED BY:	Supervisor Dister
54	DISCUSSION:	None further
55	RESULT:	Called to Vote: Motion PASSED
56		4/0 - Motion Passed Unanimously

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58 **C. General Matters of the District**

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60 There were no general matters to discuss.  
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63 **4. CONSENT AGENDA ITEMS**

- 64 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 5, 2021**
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- 66 **B. Consideration of Operations and Maintenance Expenditures July 2021**
- 67 **C. Consideration of Operations and Maintenance Expenditures August 2021**
- 68 **D. Review of Financial Statements for Month Ending August 13, 2021**
- 69

70 The Board reviewed the Consent Agenda items.  
71

72	MOTION TO:	Approve the Consent Agenda items.
73	MADE BY:	Supervisor Motko
74	SECONDED BY:	Supervisor Dister
75	DISCUSSION:	None further
76	RESULT:	Called to Vote: Motion PASSED
77		4/0 - Motion Passed Unanimously

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80 **5. VENDOR AND STAFF REPORTS**

- 81 **A. District Counsel**
- 82 **B. District Engineer**
- 83 **C. District Manager**
- 84

85 There were no additional reports from staff.  
86  
87  
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89 **6. SUPERVISOR REQUESTS**

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91 There were no supervisor requests at this time.

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94 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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96 There were no audience comments.

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99 **8. ADJOURNMENT**

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101 The meeting was adjourned.

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

104

105 \*These minutes were done in summary format.

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

111

112 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
113 noticed meeting held on 01/20/22.

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Signature

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Brian Lamb

Printed Name

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122 Title:

- 123  Secretary  
124  Assistant Secretary

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Signature

Jeff Hills

Printed Name

Title:

- Chairman  
 Vice Chairman

Recorded by Records Administrator



Signature

01/25/22

Date

Shell Point Community Development District

**SEAL**

Established November 15, 2018  
Hillsborough County, Florida

Official District Seal