

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

August 5, 2021 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, August 5, 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 and Public Hearing of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, August 5, 2021 at 4:17 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice-Chair
Steve Luce	Supervisor
Nick Dister	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
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. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET AND**
41 **LEVYING O&M ASSESSMENTS**

42 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and**
43 **Levying O&M Assessments**

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45 The public hearings were opened.

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47 **B. Staff Presentations**

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49 Mr. Lamb went over the budget and line items with the Board.

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51 **C. Public Comments**

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53 There were no public comments.

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55 **D. Consideration of Resolution 2021-07; Adopting Proposed Fiscal Year 2022 Budget**

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57 The Board reviewed the resolution.

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59 MOTION TO: Approve Resolution 2021-07.
60 MADE BY: Supervisor Motko
61 SECONDED BY: Supervisor Dister
62 DISCUSSION: None further
63 RESULT: Called to Vote: Motion PASSED
64 3/0 - Motion Passed Unanimously

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66 **E. Consideration of Resolution 2021-08; Levying O&M Assessments**

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68 The Board reviewed the resolution.

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70 MOTION TO: Approve Resolution 2021-08 and authorizing a form
71 of a funding agreement to allow staff to collect
72 assessments off-roll.
73 MADE BY: Supervisor Motko
74 SECONDED BY: Supervisor Dister
75 DISCUSSION: None further
76 RESULT: Called to Vote: Motion PASSED
77 3/0 - Motion Passed Unanimously

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81 **F. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget and**
82 **Levying O&M Assessments**

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84 The public hearings were closed.

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87 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

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89 Mr. Lamb directed the Board to return and proceed to the regular meeting.

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92 **6. BUSINESS ITEMS**

93 **A. Consideration of Resolution 2021-09; Setting Fiscal Year 2022 Meeting Schedule**

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96 The Board reviewed the resolution and meeting schedule.

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MOTION TO:	Approve Resolution 2021-09.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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105 **B. Acceptance of Financial Report for FY Ended September 30, 2020**

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108 The Board reviewed the yearly audit.

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MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2020.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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117 **C. Consideration of Resolution 2021-10; Re-designating Officers**

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120 The Board reviewed the resolution. The Board wanted to keep Supervisor Hills as Chair and
121 change the Vice-Chair to Supervisor Dister. Mr. Lamb will continue as Secretary, Eric Davidson
122 with Meritus will continue as Treasurer, with the balance of the Board as Assistant Secretaries.
Bryan Radcliff also will be added as an Assistant Secretary.

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MOTION TO:	Approve Resolution 2021-10.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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D. Discussion on Fish Stocking Proposal
E. Discussion on Midge Fly Treatment Proposal

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Mr. Lamb went over the fish stocking and midge fly treatment proposals with the Board.

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MOTION TO:	Approve the fish stocking proposal and midge fly treatment proposal subject to further consideration between staff and Supervisor Motko.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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F. Discussion on Palm Tree Trimming Proposal

The Board reviewed the palm tree trimming proposal.

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MOTION TO:	Approve the palm tree trimming proposal subject to being within the budget and is expected in the normal maintenance costs.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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G. General Matters of the District

There were no additional general matters to discuss.

164 **7. CONSENT AGENDA ITEMS**

- 165 **A. Consideration of Minutes of the Regular Meeting June 3, 2021**
166 **B. Consideration of Operations and Maintenance Expenditures May 2021**
167 **C. Consideration of Operations and Maintenance Expenditures June 2021**
168 **D. Review of Financial Statements for Month Ending June 30, 2021**

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170 The Board reviewed the Consent Agenda items.

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172	MOTION TO:	Approve the Consent Agenda items A-D.
173	MADE BY:	Supervisor Motko
174	SECONDED BY:	Supervisor Luce
175	DISCUSSION:	None further
176	RESULT:	Called to Vote: Motion PASSED
177		3/0 - Motion Passed Unanimously

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180 **8. VENDOR AND STAFF REPORTS**

- 181 **A. District Counsel**
182 **B. District Engineer**
183 **C. District Manager**

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185 There were no additional reports from staff.

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188 **9. SUPERVISOR REQUESTS**

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190 There were no supervisor requests at this time.

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193 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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195 There were no audience comments.

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198 **11. ADJOURNMENT**

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200 The meeting was adjourned.

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

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206 *These minutes were done in summary format.

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

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213 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
214 noticed meeting held on 10-07-21.

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218 Signature

Signature

219 Brian Lamb

219 Nicholas Dister

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221 Printed Name

221 Printed Name

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223 Title:

223 Title:

224 Secretary

224 Chairman

225 Assistant Secretary

225 Vice Chairman

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Recorded by Records Administrator

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Signature

10/08/21

Date

Shell Point Community Development District

SEAL

Established November 15, 2018
Hillsborough County, Florida

Official District Seal