

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

March 03, 2022, Minutes of Regular Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, March 03, 2022, 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, March 03, 2022, at 2:53 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice-Chair
Steve Luce	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Gary Schwartz	Field Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Sod Installation Proposal

This item was tabled, and management will get additional information and bring back to the Board if needed.

B. Discussion on Unauthorized Outdoor BBQ

Mr. Radcliff discussed that this was an owner who built their outdoor BBQ beyond the boundaries that the HOA approved and is encroaching the CDD common areas. District counsel will send a notice to the owner and the management will instruct the HOA to issue a deed restriction.

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

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51 There were no general matters to discuss.

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54 **4. CONSENT AGENDA ITEMS**

55 **A. Consideration of Minutes of the Regular Meeting January 06, 2022**

56 **B. Consideration of Minutes of the Continued Meeting January 20, 2022**

57 **C. Consideration of Operation and Maintenance Expenditures November 2021**

58 **D. Consideration of Operation and Maintenance Expenditures December 2021**

59 **E. Consideration of Operation and Maintenance Expenditures January 2022**

60 **F. Review of Financial Statements Month Ending January 31, 2022**

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62 The Board reviewed the Consent Agenda items.

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64	MOTION TO:	Approve the Consent Agenda items.
65	MADE BY:	Supervisor Luce
66	SECONDED BY:	Supervisor Viera
67	DISCUSSION:	None further
68	RESULT:	Called to Vote: Motion PASSED
69		5/0 - Motion Passed Unanimously

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72 **5. VENDOR AND STAFF REPORTS**

73 **A. District Counsel**

74 **B. District Engineer**

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76 There were no additional reports from Counsel or the Engineer.

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78 **C. District Manager**

79 **i. Community Inspection Report**

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81 The Board reviewed the community inspection reports.

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84 **6. SUPERVISOR REQUESTS**

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86 There were no supervisor requests currently.

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

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91 There were no audience comments.

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95 **8. ADJOURNMENT**

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MOTION TO:	Adjourn at 2:57 p.m.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

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106 **These minutes were done in summary format.*

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

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113 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
114 **noticed meeting held on 06-02-22.**

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DocuSigned by:
Brian Lamb
Signature

DocuSigned by:
Jeffery S. Hills
Signature

119

Brian Lamb

Jeffery S. Hills

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Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Shell Point Community Development District

Recorded by Records Administrator

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SEAL

[Handwritten Signature]
Signature

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Established November 15, 2018
Hillsborough County, Florida

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Official District Seal

06-05-22

Date