

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

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**January 20, 2022 Minutes of Continued 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, January 20, 2022 at 10:00 a.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 Continued Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, January 20, 2022 at 11:20 a.m.**

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

Jeff Hills	Chair
Ryan Motko	Vice-Chair
Steve Luce	Supervisor
Nick Dister	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 general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on Flood Insurance**

Mr. Radcliff went over that he spoke with the Engineer and there is an updated map from FEMA. The amenity building is above the 100-year flood evaluation and there is no need for additional insurance at this time.

**B. General Matters of the District**

There were no general matters to discuss.

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**4. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Regular Meeting October 7, 2021**
- B. Consideration of Operations and Maintenance Expenditures September 2021**
- C. Consideration of Operations and Maintenance Expenditures October 2021**
- D. Review of Financial Statements for Month Ending November 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

**5. VENDOR AND STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**

There were no additional reports from Counsel or the Engineer.

- C. District Manager**
  - i. Community Inspection Report**

The Board reviewed the community inspection reports.

**6. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

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

There were no audience comments.

89 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

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

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

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107 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
108 **noticed meeting held on 6-2-22.**

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110 DocuSigned by:  
111 Brian Lamb  
112 Signature

DocuSigned by:  
Jeffery S. Hills  
Signature

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114 Brian Lamb

Jeffery S. Hills

115 **Printed Name**

**Printed Name**

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117 **Title:**

**Title:**

118  **Secretary**

**Chairman**

119  **Assistant Secretary**

**Vice Chairman**

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121 **Shell Point Community Development District**

**SEAL**

**Established November 15, 2018  
Hillsborough County, Florida**

Official District Seal

*Recorded by Records Administrator*

[Signature]  
Signature

6-2-22  
Date

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