

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

May 6, 2021 Minutes of Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, May 6, 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

Bryan Radcliff called the Public Hearing and Regular Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, May 6, 2021 at 2:00 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 Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	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. Radcliff directed the Board to proceed to the public hearing.

4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

A. Open Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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B. Staff Presentations

Mr. Radcliff reviewed the amenities rules and policies with the Board. The Board confirmed that they wanted to add policies stating no alcohol on District amenities and that dogs must be up to date on vaccines when using the dog park.

C. Public Comments

There were no public comments.

D. Close Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. Consideration of Resolution 2021-05; Adopting Amenities Rules and Policies

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-05 pending the changes discussed.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

5. RETURN AND PROCEED TO REGULAR MEETING

Mr. Radcliff directed the Board to return to the regular meeting.

87 **6. BUSINESS ITEMS**

88 **A. Discussion on Security Camera Proposal**

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90 Mr. Radcliff went over the security camera proposal with the Board.
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MOTION TO:	Approve the security camera proposal minus the IT fee.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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100 **B. Ratification of Amendments to Landscape & Irrigation Maintenance**
101 **Agreements**

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103 The Board reviewed the amendments to the landscape and irrigation maintenance agreements.
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MOTION TO:	Ratify the amendments to the landscape and irrigation maintenance agreements.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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113 **C. Announcement of Annual Notice of Qualified Electors**

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115 Mr. Radcliff announced that as of April 15, 2021, Shell Point CDD had 1 qualified elector.
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117 **D. Consideration of Resolution 2021-06; Approving Proposed FY 2022 Budget &**
118 **Setting Public Hearing**

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120 This item was tabled until the June meeting.
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122 **E. General Matters of the District**

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124 Mr. Radcliff went over that there have been some issues with trespassing and vandalism. The
125 security cameras should help.
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- 128 **7. CONSENT AGENDA**
- 129 **A. Consideration of Minutes of the Regular Meeting March 4, 2021**
- 130 **B. Consideration of Minutes of the Special Meeting March 30, 2021**
- 131 **C. Consideration of Operations and Maintenance Expenditures February 2021**
- 132 **D. Consideration of Operations and Maintenance Expenditures March 2021**
- 133 **E. Review of Financial Statements Month Ending March 31, 2021**

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135 The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-E.
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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145 **8. VENDOR/STAFF REPORTS**

- 146 **A. District Counsel**
- 147 **B. District Engineer**
- 148 **C. District Manager**

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150 There were no further reports from staff at this time.

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153 **9. SUPERVISOR REQUESTS**

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155 There were no additional supervisor requests.

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

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160 There were no audience questions or comments.

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164 **11. ADJOURNMENT**

MOTION TO:	Adjourn at 3:23 p.m.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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

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

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

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182 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
183 **noticed meeting held on 06/04/2021.**

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185 Brian Lamb

186 **Signature**

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188 Brian Lamb

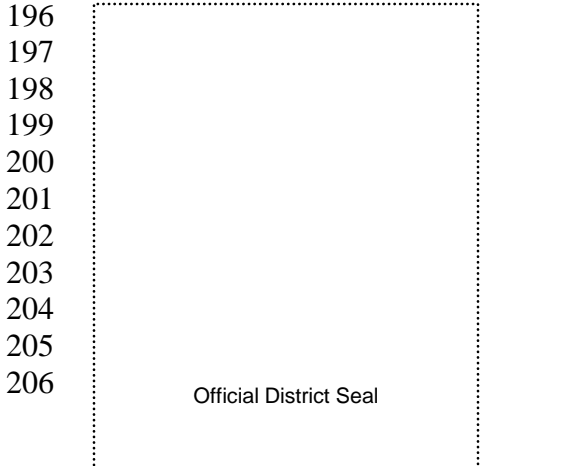
189 **Printed Name**

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191 **Title:**

192 **Secretary**

193 **Assistant Secretary**

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DocuSigned by:

Signature

Jeffery S. Hills

Printed Name

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197 **Title:**

198 **Chairman**

199 **Vice Chairman**

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Recorded by Records Administrator

Brittany Crutchfield

Signature

06/09/2021

Date