

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

December 27, 2018 Minutes of Public Hearing & 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, December 27, 2018 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, December 27, 2018 at 2:10 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Eric Davidson	Meritus
Vivek Babbar	Straley Robin Vericker

There were no other members of the general public in attendance.

2. PUBLIC COMMENT PERIOD

There were no public comments.

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mr. Lamb led Ryan Motko, Albert Viera, and Steve Luce in reciting the Oath of Office.

4. BUSINESS ITEMS

A. Consideration of Resolution 2019-27; Canvassing & Certifying the Results of the Landowners Election

Mr. Lamb reviewed the resolution with the Board. Jeff Hills and Ryan Motko each received 30 votes and four-year terms. Nick Dister, Albert Viera, and Steve Luce each received 28 votes with two-year terms. Jeff Hills will have Seat 1; Ryan Motko will have Seat 2; Nick Dister will have Seat 3; Albert Viera will have Seat 4; and Steve Luce will have Seat 5.

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MOTION TO:	Approve Resolution 2019-27.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2019-28; Designating Officers

Mr. Lamb went over the resolution with the Board. Mr. Lamb will be Secretary, Eric Davidson with Meritus will be Treasurer, and Brian Howell with Meritus will be an Assistant Secretary. Jeff Hills will be Chair, Ryan Motko will be Vice Chair, and the balance of the Board will be Assistant Secretaries.

MOTION TO:	Approve Resolution 2019-28 as stated.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

5. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Public Hearing.

6. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS

A. Open the Public Hearing on Levying Special Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

89 **B. Staff Presentations**

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91 Mr. Babbar went over the resolution for levying special assessments with the Board.

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93 **C. Public Comments**

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95 There were no members of the general public present to comment.

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97 **D. Consideration of Resolution 2019-26; Levying Special Assessments**

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99 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-26.
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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108 **E. Close the Public Hearing on Levying Special Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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118 **7. RETURN AND PROCEED TO REGULAR MEETING**

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120 Mr. Lamb directed the Board to return and proceed to the Regular Meeting.

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123 **8. VENDOR/STAFF REPORTS**

124 **A. District Counsel**

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126 Mr. Babbar stated he will get the executed resolution sent over to Underwriter's Counsel and
127 Bond Counsel. The Bond Validation Hearing is set for Wednesday, January 23, 2019 at 1:30
128 p.m.

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130 **B. District Engineer**

131 **C. District Manager**

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134 **9. SUPERVISOR REQUESTS**

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136 There were no supervisor requests.

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

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141 There were no audience questions or comments.

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144 **11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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

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156 *These minutes were done in summary format.

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

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163 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
164 noticed meeting held on 1-24-19.

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166 [Signature]

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168 Signature

169 Debby Nussel

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171 Printed Name

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173 Title:
174 Secretary
175 Assistant Secretary

165
166 [Signature]

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168 Signature

169 Jeffrey S. Hrus

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171 Printed Name

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173 Title:
174 Chairman
175 Vice Chairman

180 Recorded by Records Administrator

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182 [Signature]

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184 Signature

185 1-24-19

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187 Date

