

Board of Supervisors:

Michael Lawson - Chairman
 Doug Draper - Vice Chairman
 Lori Price - Assistant Secretary
 Christie Ray - Assistant Secretary
 Brittany Crutchfield - Assistant Secretary

District Staff:

Audette Bruce - District Manager
 Brian Quillen - Operations Director
 Adriana Urbina - Community Director
 John Vericker - District Counsel
 Vasili Kostakis - District Engineer
 Gary Schwartz - Field Services Manager

Southshore Bay Community Development District

Regular Meeting Agenda

Monday, October 13, 2025 at 6:00 P.M.

Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for **Monday, October 13, 2025, at 6:00 p.m.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited August 2025 Financials [Exhibit 1](#)
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held September 8, 2025 [Exhibit 2](#)
 - C. Ratification of Florida Commercial Care Decoder Proposal - \$1,163.05 [Exhibit 3](#)
 - Photos of Decoder [Exhibit 4](#)
4. Staff Reports
 - A. District Counsel
 - Discussion on Parking Lot Plans for Permit
 - Consideration for Adoption – **Resolution 2026-01**, Approving the Conveyance of Parking Easement Agreement [Exhibit 5](#)
 1. Exhibit A – Construction Plans for Forest Brooke 5 Parking Lot
 - Addendum #1 to the Maintenance License Agreement [Exhibit 6](#)
 - Waiver of Preliminary Site Development Plan Review and Approval Process [Exhibit 7](#)
 - Owner Affidavit to Authorize Developer [Exhibit 8](#)

District Office:

Kai
 2502 N. Rocky Point Dr.
 Suite 1000, Tampa, FL 33607

Meeting Location:

Hilton Garden Inn
 4328 Garden Vista Drive
 Riverview, Florida 33578

Board of Supervisors:

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B. District Engineer

C. Kai Field Staff

- Kai Field Inspection Report **Exhibit 9**
- Steadfast – Pond Inspection Report **Exhibit 10**
- Consideration of Proposals
 - Florida Commercial Care – Cleaning of Outside Ditch - \$4,020.00 **Exhibit 11**
 - Florida Commercial Care – Palm Replacement - \$2,877.70 **Exhibit 12**
 - Florida Commercial Care – Hedge Trimming - \$2,463.20 **Exhibit 13**
 - Florida Commercial Care – Plant Replacement - \$5,226.20 **Exhibit 14**
 - Florida Commercial Care – Tree Replacement - \$2,851.80 **Exhibit 15**
 - Florida Commercial Care – Palm Tree Trimming - \$165.00 **Exhibit 16**
 - Steadfast – Pond 2 Skeeter Treatment - \$300.00 **Exhibit 17**
 - Solar Powered Speed Limit Signs Along the Main Road **Exhibit 18**
 - 1. 50 cm x 70 cm (White)
 - 2. 60 cm x 75 cm (Yellow)
 - 3. 60 cm x 75 cm (White)

D. District Manager

- Discussion of FY 2025 District Objectives and Goals
 - FY 2025 District Objectives and Goals **Exhibit 19**

5. Supervisors Requests

6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

7. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce
 District Manager

District Office:

Kai
 2502 N. Rocky Point Dr.
 Suite 1000, Tampa, FL 33607

Meeting Location:

Hilton Garden Inn
 4328 Garden Vista Drive
 Riverview, Florida 33578

EXHIBIT 1

AGENDA

Southshore Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Southshore Bay CDD
Balance Sheet
August 31, 2025

	GENERAL FUND	2024 AA2 DEBT SERVICE	2024 AA2 CONSTRUCTION FUND	CONSOLIDATED TOTAL
1 <u>ASSETS:</u>				
2 CASH	\$ 12,909	\$ -	\$ 3,124	\$ 16,033
3 RESTRICTED CASH	-	-	-	-
4 ACCOUNTS RECEIVABLE	75,929	-	-	75,929
5 ASSESSEMENTS RECEIVABLE	-	-	-	-
6 DEPOSIT	-	-	-	-
7 PREPAID	-	-	-	-
8 DEBT SERVICE:	-	-	-	-
9 REVENUE	-	228,966	-	228,966
10 COST OF ISSUANCE	-	-	-	-
11 INTEREST	-	-	-	-
12 PREPAYMENT	-	-	-	-
13 RESERVE	-	511,962	-	511,962
14 TOTAL ASSETS	\$ 88,838	\$ 740,928	\$ 3,124	\$ 832,890
15				
16 <u>LIABILITIES:</u>				
17 ACCOUNTS PAYABLE	\$ 165,363	\$ -	\$ -	\$ 165,363
18 ACCRUED EXPENSES	15,479	-	-	15,479
19 DEFERRED REVENUE	-	-	-	-
20 DUE TO DEBT SERVICE FUND	-	-	-	-
21 DUE TO DEVELOPER-INTERIM FUNDING	3,952	-	-	3,952
22				
23 <u>FUND BALANCE:</u>				
24 NONSPENDABLE:				
25 PREPAID AND DEPOSITS	-	-	-	-
26 RESTRICTED FOR:				
27 CAPITAL PROJECTS	-	-	3,124	3,124
28 DEBT SERVICE	-	740,928	-	740,928
29 ASSIGNED:	-	-	-	-
30 UNASSIGNED:	(95,955)	-	-	(95,955)
31 TOTAL LIABILITIES & FUND BALANCE	\$ 88,838	\$ 740,928	\$ 3,124	\$ 832,890

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
For Period October 1, 2024 through August 31, 2025

	FY2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL	\$ 207,396	\$ 207,396	208,612	1,216
DEVELOPER FUNDING	468,910	468,910	91,928	(376,982)
DEVELOPER FUNDING-INTERIM FUNDING	112,718	112,718	3,952	(108,766)
LOT CLOSINGS	-	-	352,336	352,336
MISCELLANEOUS REVENUE	-	-	35,146	35,146
INTEREST	-	-	346	346
TOTAL REVENUE	\$ 789,024	\$ 789,024	\$ 692,319	\$ (96,705)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
SUPERVISORS COMPENSATION	\$ 6,400	\$ 5,867	\$ 12,800	\$ (6,933)
PAYROLL TAXES	275	275	903	(628)
PAYROLL PROCESSING	495	454	750	(296)
MANAGEMENT CONSULTING SERVICES	32,000	29,333	29,333	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	22,000	22,000	-
ADMINISTRATIVE SERVICES	3,500	3,208	3,208	-
BANK FEES	300	275	-	275
MISCELLANEOUS	500	458	742	(284)
AUDITING SERVICES	4,400	4,033	-	4,033
TRAVEL PER DIEM	-	-	-	-
INSURANCE	30,431	30,431	15,012	15,419
REGULATORY AND PERMIT FEES	175	175	200	(25)
LEGAL ADVERTISEMENTS	1,500	1,375	945	430
ENGINEERING SERVICES	4,000	3,667	3,511	156
LEGAL SERVICES	15,000	7,000	13,119	(6,119)
WEBSITE HOSTING	2,015	1,973	1,973	(0)
ADMINISTRATIVE CONTINGENCY	14,500	13,292	2,647	10,644
TOTAL GENERAL ADMINISTRATIVE	139,491	123,816	107,144	16,672
DEBT ADMINISTRATION:				
DISSEMINATION AGENT	6,000	6,000	7,500	(1,500)
TRUSTEE FEES	4,040	4,040	355	3,685
DEVELOPER FUNDING - INTERIM OPERATING	112,718	-	3,951	(3,951)
ARBITRAGE	475	475	475	-
TOTAL DEBT SERVICE ADMINISTRATION	123,233	10,515	12,281	(1,766)
PHYSICAL ENVIRONMENT EXPENDITURES				
SECURITY	-	-	-	-
COMPREHENSIVE FIELD SERVICES	15,000	13,750	13,750	-
FIELD MANAGER	-	-	-	-
AMENITY MANAGEMENT SERVICES	5,000	4,583	4,583	-
FIELD TRAVEL	-	-	-	-
STREETPOLE LIGHTING	152,500	139,792	136,698	3,094
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	5,500	826	4,674
WATER	6,000	5,500	-	5,500
LANDSCAPING MAINTENANCE	105,000	96,250	182,826	(86,576)
LANDSCAPE ENHANCEMENT	30,000	27,500	88,216	(60,716)
MULCH	15,000	13,750	54,096	(40,346)
IRRIGATION MAINTENANCE	16,000	14,667	15,111	(445)
POND MAINTENANCE	12,000	11,000	7,571	3,429
EROSION REPAIR	10,000	9,167	-	9,167
GATE MAINTENANCE AND MONITORING	15,000	13,750	6,769	6,981
CAMERAS	7,500	6,875	1,320	5,555
GATE CLICKERS	10,000	9,167	4,180	4,987
HOLIDAY DECORATIONS/EVENTS	7,500	4,490	4,490	-
ROAD MAINTENANCE COST SHARE	1,800	1,650	-	1,650
MAINTENANCE SERVICE	12,000	11,000	-	11,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	91,667	187,517	(95,850)
TOTAL PHYSICAL ENVIRONMENT	526,300	480,057	707,953	(227,897)
UNBUDGETED EXPENDITURES	-	-	-	-
TOTAL EXPENDITURES	\$ 789,024	\$ 614,388	\$ 827,378	\$ (212,990)
OTHER FINANCING SOURCES (USES)				
TRANSFER IN	-	-	-	-
TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
EXCESS REVENUE OVER (UNDER) EXPEND.	-	174,636	(135,060)	(309,695)
FUND BALANCE - BEGINNING	-	-	39,104	-
FUND BALANCE - ENDING	\$ -	\$ 174,636	\$ (95,956)	-

Southshore Bay CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
Debt Service Fund Series 2024 AA2
For Period October 1, 2024 through August 31, 2025

	FY 2025 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Developer Funding	\$ 512,000	469,333	\$ 81,439	\$ (387,894)
3 Interest	-	-	24,921	24,921
4 Lot Closings	-	-	512,257	512,257
5 Total revenues	512,000	469,333	618,617	149,284
6 EXPENDITURES				
7				
8 Principal prepayment	-	-	-	-
9 Principal:				
10 May 2025	-	-	105,000	(105,000)
11 Interest:				
12 November 2024	200,606	200,606	134,272	66,334
13 May 2025	203,100	203,100	203,100	-
14 Total debt service expenditures	403,706	403,706	442,372	(38,666)
15				
16 Excess/(deficiency) of revenues over/(under) expenditures	108,294	65,627	176,245	110,618
17				
18 Other Financing Sources and (Uses)				
19 Transfer In	-	-	-	-
20 Transfer Out	-	-	2,500	(2,500)
21 EXCESS REVENUE OVER (UNDER) EXPENDITURE				
22 AFTER OTHER FINANCING SOURCES AND (USES)	108,294	65,627	173,745	108,118
				-
Fund balance - beginning (unaudited)			567,183	
Fund balance - ending			<u>\$ 740,928</u>	

Southshore Bay CDD
2024 CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
For Period October 1, 2024 through August 31, 2025

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	27,413
5 TOTAL REVENUE	27,413
6	
7 EXPENDITURES	
8 CONSTRUCTION IN PROGRESS	1,191,356
9 TOTAL EXPENDITURES	1,191,356
10	
11 EXCESS REVENUE OVER (UNDER) EXPEND.	(1,163,944)
12	
13 Other Financing Sources and (Uses)	
14 TRANSFER IN	1,030,170
15 TRANSFER OUT	(1,027,670)
16 EXCESS REVENUE OVER (UNDER) EXPENDITURE	
17 AFTER OTHER FINANCING SOURCES AND (USES)	(1,161,444)
18	
19 FUND BALANCE - BEGINNING	1,164,568
20 FUND BALANCE - ENDING	\$ 3,124

Southshore Bay Community Development District
Cash Reconciliation - General Fund
August 31, 2025

	Bank United
	(Operating Acct)
Balance Per Bank Statement	\$ 347,505.16
Plus: Deposits in Transit	-
Less: Outstanding Checks	(334,595.87)
<i>Adjusted Bank Balance</i>	<u>\$ 12,909.29</u>
Beginning Cash Balance Per Books	\$ 308,553.98
Cash Receipts	78,922.51
Cash Disbursements	(374,567.20)
<i>Balance Per Books</i>	<u>\$ 12,909.29</u>

Southshore Bay Community Development District
Check Register - Operating Account
FY2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
9/30/2024			EOY BALANCE			63,205.15
10/1/2024	100222	Gate Pros, Inc	Invoice: 10665 ()	320.00		62,885.15
10/1/2024	100223	Stantec Consulting Services Inc.	2024 FY General Consulting	280.00		62,605.15
10/1/2024	100224	DC Integrations LLC	Invoice: 24631 (Reference: Gate cameras were down breaker was tripped. Sprinklers are causing the	860.00		61,745.15
10/2/2024	100225	Gig Fiber, LLC - Streetleaf	Invoice: 3261 (Reference: Southshore Bay CDD_Sept 2024.)	10,250.00		51,495.15
10/4/2024	100424ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd 08/08/24- 09/09/24	38.75		51,456.40
10/4/2024	22	Doug Draper	BOS MTG	242.07		51,214.33
10/4/2024	100424ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd 08/08/24- 09/09/24	31.36		51,182.97
10/4/2024	100424ACH	Engage PEO	BOS MTG	966.59		50,216.38
10/15/2024	100226	Straley Robin Vericker	For Professional Services Rendered Through August 31, 2024	1,837.50		48,378.88
10/18/2024	23	Doug Draper	BOS MTG	184.70		48,194.18
10/18/2024	100227	Florida Commercial Care, Inc.	Invoice: 24219161 (Reference: Monthly lawn Maintenance contract.) Invoice: 248091 (Reference: A	6,996.00		41,198.18
10/18/2024	100228	Kai Connected, LLC	Invoice: 3956 (Reference: Hilton Meeting 8/12.) Invoice: 3960 (Reference: Hilton 8/2.) Invoi	471.98		40,726.20
10/18/2024	101824ACH	Engage PEO	BOS MTG	941.80		39,784.40
10/22/2024		Dune FB Debt LLC			87.19	39,871.59
10/24/2024	102424ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45		38,613.14
10/25/2024	102524ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 9/24 thru 10/23. Check Stub Notes: 9/7 Sent funding Request GF 2023	194.96		38,418.18
10/28/2024			Deposit		896.37	39,314.55
10/30/2024		Dune FB Debt LLC			3,840.83	43,155.38
10/31/2024			Interest		29.46	43,184.84
10/31/2024	100229	Philips Electric	VOID: Invoice: 081324 (Reference: Fountain Repair.)			43,184.84
10/31/2024	100230	Stantec Consulting Services Inc.	Reference: 2024 FY General Consulting. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	3,265.50		39,919.34
10/31/2024	106R		FY24 Excess Fees		1,162.18	41,081.52
10/31/2024				28,139.66	6,016.03	41,081.52
11/1/2024	110124ACH	Engage PEO	Christie Ray Mileage	97.19		40,984.33
11/4/2024	110424ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd 09/10/24- 10/08/24	33.42		40,950.91
11/4/2024	110424ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd 09/10/24- 10/08/24	28.03		40,922.88
11/6/2024	110624ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 10/24 thru 11/23. Check Stub Notes: 9/7 Sent funding Request GF 202	208.90		40,713.98
11/6/2024	108		to record assessments received		1,599.61	42,313.59
11/15/2024	109		to record assessments received		4,931.53	47,245.12
11/21/2024		Dune FB Debt LLC			13,329.14	60,574.26
11/21/2024		Dune FB Debt LLC			1,250.00	61,824.26
11/22/2024	110		to record assessments received		2,241.60	64,065.86
11/25/2024	112524ACH	IPFS Corporation	Reference: Payment October 24. Conf# 21293037	1,258.45		62,807.41
11/26/2024	112624ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd October 09, 2024 - November 07, 2024	38.80		62,768.61
11/26/2024	112624ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd October 09, 2024 - November 07, 2024	28.74		62,739.87
11/27/2024		Dune FB Debt LLC			114.74	62,854.61
11/27/2024	112724ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 11/24 thru 12/23. Check Stub Notes: 9/7 Sent funding Request GF 202	194.96		62,659.65
11/30/2024			Interest		28.58	62,688.23
11/30/2024				1,888.49	23,495.20	62,688.23
12/2/2024	100231	Dibartolomeo, McBee, Hartley & Barnes P	A services rendered regarding audited financial statement Sept 30,23	3,700.00		58,988.23
12/2/2024	100232	DEPT OF ECONOMIC OPPORTUNITY	VOID: Reference: Annual Fee. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer			58,988.23
12/3/2024	111		to record assessments received		2,241.61	61,229.84
12/5/2024		Dune FB Debt LLC			1,250.00	62,479.84
12/6/2024	112		to record assessments received		90,112.44	152,592.28
12/10/2024	121024ACH	DEPT OF ECONOMIC OPPORTUNITY	VOID: (PAID BY BREEZE ON BEHALF OF DISTRICT) Reference: Annual Fee. https://clientname(FILLIN).pa			152,592.28
12/13/2024	24	Doug Draper	BOS MTG	184.70		152,407.58
12/13/2024	121324ACH	Engage PEO	BOS MTG	941.80		151,465.78
12/17/2024	121724ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd November 08, 2024 - December 09, 2024	46.02		151,419.76
12/17/2024	121724ACH2	Tampa Electric	Reference: 16896 Lagoon Shore Blvd November 8, 2024 - December 09, 2024	30.96		151,388.80
12/17/2024	121724ACH	IPFS Corporation	Reference: Payment # 3	1,258.45		150,130.35
12/17/2024	113		to record assessments received		42,304.91	192,435.26
12/18/2024	100233	Florida Commercial Care, Inc.	Tree Division	432.00		192,003.26
12/18/2024	100234	Kai	Invoice: 19584 (Reference: Monthly Management services.) Invoice: 19695 (Reference: Monthly Man	5,000.01		187,003.25
12/18/2024	100235	Trimmers Holiday Decor, Inc	Invoice: 1434 (Reference: Full payment for 2024 Holiday Decor.)	4,490.00		182,513.25
12/18/2024	100236	Kai Connected, LLC	Invoice: 4042 (Reference: Hilton - 9/9 meeting.) Invoice: 4076 (Reference: Professional Managem	16,497.21		166,016.04
12/18/2024	100237	Gig Fiber, LLC - Streetleaf	Invoice: 3394 (Reference: Solar Equipment Lease Income.) Invoice: 3523 (Reference: Solar Equipm	31,550.00		134,466.04

12/27/2024		Dune FL Land I Sub LLC			1,250.00	135,716.04
12/30/2024	100238	Kai Connected, LLC	Invoice: BRZ-DSM-2025 (Reference: CONTINUING DISCLOSURE / DISSEMINATION SERVICES - FY 2025.	5,000.00		130,716.04
12/30/2024	100239	Straley Robin Vericker		3,051.90		127,664.14
12/30/2024	100240	SchoolNow	SchoolNow CDD ADA-PDF Subscription	1,515.00		126,149.14
12/30/2024	100241	Disclosure Technology Services	VOID: DTS MUNI – CDA SaaS, 1 Year Subscription			126,149.14
12/30/2024	100242	Arbitrage Rebate Counselors, LLC	Annual Arbitrage Report Sept 3,22- Sept 3, 24 https://clientname(FILLIN).payableslockbox.com/DocV	475.00		125,674.14
12/30/2024	100243	Business Observer	Reference: Notice of Meetings for Fiscal Year 2024/2025. https://clientname(FILLIN).payableslockb	148.76		125,525.38
12/31/2024			Interest		36.60	125,561.98
12/31/2024	25	Doug Draper	BOS MTG	214.18		125,347.80
12/31/2024	123124ach	Engage PEO	BOS MTG	966.60		124,381.20
12/31/2024				75,502.59	137,195.56	124,381.20
1/3/2025	100244	Kai	Invoice: 19925 (Reference: Monthly Management services.)	1,666.67		122,714.53
1/3/2025	100245	Kai Connected, LLC	Invoice: 4326 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		117,714.53
1/3/2025	100246	DC Integrations LLC	Invoice: 24979 (Reference: Camera Management Bishop Gate Quarterly.) Invoice: 24997 (Reference:	345.00		117,369.53
1/3/2025	100247	Florida Commercial Care, Inc.	Invoice: 2482530 (Reference: Root removal.)	1,260.29		116,109.24
1/3/2025	100248	Kai Connected, LLC	Invoice: 4301 (Reference: Fedex 12/17.)	12.41		116,096.83
1/7/2025	89		to record assessments received		50,829.44	166,926.27
1/9/2025	100249	Florida Commercial Care, Inc.	Reference: Irrigation 7/30. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer .	487.50		166,438.77
1/9/2025	100250	Florida Commercial Care, Inc.	Invoice: 2497098 (Reference: Monthly lawn maintenance contract.) Invoice: 24847065 (Reference:	13,495.76		152,943.01
1/14/2025	011425ACH1	Spectrum Business	Reference: 16675 LAGOON SHORE 12/24/24 to 01/23/25	194.96		152,748.05
1/14/2025	011425ACH	IPFS Corporation	Reference: Payment # 4	1,258.45		151,489.60
1/15/2025	100251	Straley Robin Vericker	Invoice: 25760 (Reference: Professional Services Rendered Through December 31, 2024.)	970.00		150,519.60
1/15/2025	300049	Site Masters of Florida, LLC	VOID: Invoice: 123124-2 (Reference: Repaired skimmers 2 outfall structures, cleaned debris 2 curb			150,519.60
1/17/2025	100252	Florida Commercial Care, Inc.	Invoice: 2497099 (Reference: Monthly L.) Invoice: 2478393 (Reference: Irrigation.) Invoice:	29,735.95		120,783.65
1/17/2025	100253	Philips Electric	Invoice: 122624-A ()	1,649.60		119,134.05
1/17/2025	100254	DC Integrations LLC	Invoice: 25247 (Reference: Door King Cellular Srv, billed qtrly.)	180.00		118,954.05
1/17/2025	100255	Solitude Lake Management	Invoice: PSI114965 (Reference: October 2024 Annual Maintenance Contract.) Invoice: PSI122508 (R	1,473.68		117,480.37
1/23/2025	100256	DC Integrations LLC	Invoice: 25260 (Reference: Gate Management-Bishop gate.)	330.00		117,150.37
1/23/2025	100257	Gig Fiber, LLC - Streetleaf	Invoice: 3801 (Reference: January 2025 Solar Lease.)	11,050.00		106,100.37
1/23/2025	100258	DC Integrations LLC	Invoice: 25010 (Reference: Gate management - Bishop Gate.) Invoice: 25229 (Reference: Camera ma	495.00		105,605.37
1/23/2025	100259	Solitude Lake Management	Invoice: PSI109704 (Reference: Fountain/Aerator Service & Repairs.)	3,331.38		102,273.99
1/23/2025	100260	Philips Electric	Invoice: 122624- (Reference: Install solar powered lights about main entrance sign.)	1,284.00		100,989.99
1/23/2025	88		to move to correct QB Account	1,657.51		99,332.48
1/23/2025	88		to move to correct QB Account		1,657.51	100,989.99
1/24/2025	100261	Florida Commercial Care, Inc.	Invoice: 2497100 (Reference: Monthly lawn maintenance contract.) Invoice: 241187 (Reference: Mo	136,946.65		-35,956.66
1/28/2025	012825ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Dec 10, 2024 - Jan 09, 2025	43.12		-35,999.78
1/28/2025	012825ACH2	Spectrum Business	Reference: 16675 LAGOON SHORE 01/24/25 to 02/23/25	194.96		-36,194.74
1/28/2025	012825ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Dec 10, 2024 - Jan 09, 2025	23.94		-36,218.68
1/28/2025	100262	Site Masters of Florida, LLC	Invoice: 123124-2 (Reference: Repaired skimmers 2 outfall structures, cleaned debris 2 curb inlets	3,600.00		-39,818.68
1/28/2025	100263	Florida Commercial Care, Inc.	Invoice: 2418174 (Reference: Maintenance work order.)	1,933.56		-41,752.24
1/29/2025	012925WIRE	JHN Remodeling LLC		45,000.00		-86,752.24
1/29/2025	WT01292025	JHN Remodeling LLC	VOID: Invoice: 110724- (Reference: Pick up clean old fence, repair and replace - Milton?.)			-86,752.24
1/29/2025	WT01292025	JHN Remodeling LLC	VOID: Invoice: 110724-2 (Reference: Pick up clean old fence, repair and replace - Milton?.)			-86,752.24
1/31/2025			VOID: Interest		0.00	-86,752.24
1/31/2025	91		to record assessments received		243.30	-86,508.94
1/31/2025				263,620.39	52,730.25	(86,508.94)
2/4/2025	100264	Philips Electric	Fountain Repair. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceViewer.aspx?i=2551	575.33		-87,084.27
2/7/2025	94		to record assessments received		6,379.22	-80,705.05
2/19/2025			Deposit		176,196.56	95,491.51
2/19/2025	021925ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd January 10, 2025 - February 07, 2025	22.40		95,469.11
2/19/2025	021925ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Jan 10, 2025 - Feb 07, 2025	32.61		95,436.50
2/19/2025	021925ACH	IPFS Corporation	Reference: Payment # 5	1,258.45		94,178.05
2/19/2025	100265	Kai Connected, LLC	Invoice: 4374 (Reference: Hilton - Meeting January.) Invoice: 4408 (Reference: Professional & W	5,183.00		88,995.05
2/19/2025	100266	Gate Pros, Inc	Invoice: 12674 (Reference: SERVICE CALL ON 12/16/2024.)	595.00		88,400.05
2/19/2025	100267	Kai	Invoice: 20073 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		86,733.38
2/19/2025	100268	Florida Commercial Care, Inc.	Invoice: 251781 (Reference: January 2025 Landscape Maintenance.) Invoice: 251782 (Reference: Ja	24,806.00		61,927.38
2/19/2025	100269	Florida Commercial Care, Inc.	Invoice: 2439360A (Reference: Maintenance work order.)	49,385.72		12,541.66
2/19/2025	95		Check # 2351267 from Lennar deposited to GF		210,785.12	223,326.78
2/20/2025	100270	Kai Connected, LLC	Invoice: 4436 (Reference: Special District annual fee.)	175.00		223,151.78
2/20/2025	100271	Straley Robin Vericker	Invoice: 25922 (Reference: For Professional Services Rendered Through January 31, 2025.)	1,015.00		222,136.78
2/28/2025			Interest		37.14	222,173.92
2/28/2025	022825ACH2	Engage PEO	2-10-25 BOS MTG	726.50		221,447.42
2/28/2025	26	Doug Draper	02-10-25 BOS MTG	184.70		221,262.72

2/28/2025	27	Doug Draper	1-13-25 BOS MTG	184.70		221,078.02
2/28/2025	022825ACH	Engage PEO	1-13-25 BOS MTG	941.80		220,136.22
2/28/2025				86,752.88	393,398.04	220,136.22
3/1/2025	WIRE	Southshore Bay CDD c/o US Bank	Check # 2351267 from Lennar deposited to GF	210,785.12		9,351.10
3/3/2025	100272	Kai Connected, LLC	Invoice: 4456 (Reference: Hilton - Meeting 2.10.)	183.01		9,168.09
3/3/2025	100273	Kai	Invoice: 20203 (Reference: Service Area CDD - Monthly.)	1,666.67		7,501.42
3/4/2025	030425ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 02/24/25 to 03/23/25	205.00		7,296.42
3/6/2025	100274	Stantec Consulting Services Inc.	Invoice: 2353999 (Reference: Professional Services for Period Ending February 1, 2025.)	1,315.00		5,981.42
3/10/2025	96		to record assessments received		924.66	6,906.08
3/12/2025	100275	Disclosure Technology Services	Capital Improvement Rev Bonds 2024 (Assessment Area Two)-1 year subscription	2,500.00		4,406.08
3/14/2025			Deposit		21,781.48	26,187.56
3/14/2025			Deposit		153,461.52	179,649.08
3/14/2025	031425ACH	IPFS Corporation	Reference: Payment # 6	1,258.45		178,390.63
3/19/2025	100276	Fields Consulting Group LLC	Invoice: 3459 (Reference: Signage Install.)	2,350.00		176,040.63
3/19/2025	100277	Kai Connected, LLC	Invoice: 4495 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		171,040.63
3/19/2025	100278	Straley Robin Vericker	Invoice: 26148 (Reference: For Professional Services Rendered Through February 28, 2025.)	360.00		170,680.63
3/19/2025	100279	Gig Fiber, LLC - Streetleaf	Invoice: 3959 (Reference: Solar Lease Agreement Feb 2025.) Invoice: 4102 (Reference: March 2025	22,250.00		148,430.63
3/21/2025	28	Doug Draper	3-10-25 BOS MTG	184.70		148,245.93
3/21/2025	032125ach	Engage PEO	3-10-25 BOS MTG	941.80		147,304.13
3/26/2025	100280	Florida Commercial Care, Inc.	Invoice: 2526266 (Reference: February 2025-Monthly Lawn Maintenance Contract.)	3,498.00		143,806.13
3/31/2025			Interest		27.16	143,833.29
3/31/2025			Interest		39.01	143,872.30
3/31/2025	033125ACH1	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025	28.91		143,843.39
3/31/2025	033125ACH2	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Feb 08, 2025 - Mar 10, 2025	48.18		143,795.21
3/31/2025	033125ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 03/24/25 to 04/23/25	205.00		143,590.21
3/31/2025				252,779.84	176,233.83	143,590.21
4/1/2025	100281	Stantec Consulting Services Inc.	Invoice: 2366420 (Reference: 2025 FY General Consulting.)	584.50		143,005.71
4/3/2025	100282	Kai	Invoice: 20238 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		141,339.04
4/4/2025	29	Doug Draper	3-10-25 BOS MTG	184.70		141,154.34
4/4/2025	040425ach	Engage PEO	BOS MTG 3-10-25	941.80		140,212.54
4/7/2025	100283	Florida Commercial Care, Inc.	Invoice: 2526267 (Reference: Feb 2025 Landscape Maintenance.) Invoice: 2526268 (Reference: Feb	15,240.00		124,972.54
4/7/2025	100284	Solitude Lake Management	Invoice: PSI141637 (Reference: February 2025 Annual Maintenance.) Invoice: PSI147772 (Reference	1,473.68		123,498.86
4/7/2025	100285	DC Integrations LLC	Invoice: 25530 (Reference: Camera management Bishop Gate.) Invoice: 25547 (Reference: Cellular	345.00		123,153.86
4/7/2025	100286	Florida Commercial Care, Inc.	Invoice: 2516697 (Reference: Irrigation Repairs identified during routine inspections.) Invoice	19,398.95		103,754.91
4/7/2025	98		to record assessments received		3,398.54	107,153.45
4/8/2025	100287	Florida Commercial Care, Inc.	Invoice: 2589836 (Reference: Landscape Enhancements.)	628.32		106,525.13
4/9/2025	100288	DC Integrations LLC	Invoice: 25561 (Reference: Gate Management-Bishop gate.)	330.00		106,195.13
4/11/2025	100289	Florida Commercial Care, Inc.	this check was returned from SR: Invoice: 25318260 (Reference: Landscape Enhancements.)	5,584.88		100,610.25
4/14/2025	041425ACH	IPFS Corporation	Reference: Payment # 7	1,258.45		99,351.80
4/14/2025	100290	Gig Fiber, LLC - Streetleaf	this check was returned from SR Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.	22,050.00		77,301.80
4/23/2025	100291	Gig Fiber, LLC - Streetleaf	Invoice: 4128 (Reference: Reinstall poles HIL-1429 and HIL-1430.) Invoice: 4253 (Reference: Apr	22,050.00		55,251.80
4/23/2025	100292	Florida Commercial Care, Inc.	Invoice: 25318260 (Reference: Landscape Enhancements.)	5,584.88		49,666.92
4/25/2025	100293	Solitude Lake Management	Invoice: PSI154555 (Reference: April 2025-Lake Maintenance.)	736.84		48,930.08
4/25/2025	99		to record assessments received		75.99	49,006.07
4/28/2025	100295	Florida Commercial Care, Inc.	Invoice: 2532849 (Reference: Landscape Enhancements.)	15,386.34		33,619.73
4/28/2025	100296	Business Observer	Invoice: 25-00980H (Reference: Notice of Budget Workshop, published: 4/4/2025.)	52.50		33,567.23
4/30/2025			Interest		34.73	33,601.96
4/30/2025	100		check 100289 returned from SR		5,584.88	39,186.84
4/30/2025	100		check 100290 returned from SR		22,050.00	61,236.84
4/30/2025				113,497.51	31,144.14	61,236.84
5/2/2025	100297	Florida Commercial Care, Inc.	Invoice: 2540171 (Reference: Irrigation repair.)	757.16		60,479.68
5/5/2025	100298	Florida Commercial Care, Inc.	Invoice: 2421819 (Reference: Landscape Enhancements.)	5,751.98		54,727.70
5/5/2025	100299	Kai	Invoice: 20330 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		53,061.03
5/7/2025	050725ACH1	Spectrum Business	Reference: 16675 LAGOON SHORE 04/24/25 to 05/23/25	205.00		52,856.03
5/7/2025	050725ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Mar 11, 2025 - Apr 08, 2025	29.61		52,826.42
5/7/2025	05072025ACH	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Mar 11, 2025 - Apr 08, 2025	40.41		52,786.01
5/12/2025	100300	Kai Connected, LLC	Invoice: 4556 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		47,786.01
5/19/2025	100301	Florida Commercial Care, Inc.	Invoice: 2575474 (Reference: Landscape Enhancements.)	8,390.20		39,395.81
5/23/2025	052325ach1	Engage PEO	BOS MTG 5-12-25	941.80		38,454.01
5/23/2025	052325ach2	Engage PEO	BOS MTG 4-14-25	941.80		37,512.21
5/23/2025	30	Doug Draper	4-14-25 BOS MTG	184.70		37,327.51
5/23/2025	31	Doug Draper	5-12-25 BOS MTG	184.70		37,142.81
5/23/2025	32	Doug Draper	mileage	15.40		37,127.41

5/23/2025	052325ach	Engage PEO	mileage	207.95		36,919.46
5/23/2025	052325ACH	IPFS Corporation	Reference: Payment # 8	1,258.45		35,661.01
5/31/2025			Interest		29.98	35,690.99
5/31/2025				25,575.83	29.98	35,690.99
6/9/2025	100302	Gig Fiber, LLC - Streetleaf	Invoice: 4663 (Reference: June 2025.)	11,536.00		24,154.99
6/9/2025	100303	Kai	Invoice: 20413 (Reference: Service Area CDD & Amenity Mgmt.)	1,666.67		22,488.32
6/12/2025	061225ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Apr 09, 2025 - May 08, 2025	47.58		22,440.74
6/12/2025	061225ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Apr 09, 2025 - May 08, 2025	43.02		22,397.72
6/13/2025	061325ach	Engage PEO	christie ray mileage	92.01		22,305.71
6/13/2025	061325ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 05/24/25 to 06/23/25	205.00		22,100.71
6/16/2025	061625ACH	IPFS Corporation	Reference: Payment # 9	1,258.45		20,842.26
6/17/2025	100304	Straley Robin Vericker	Invoice: 26284 (Reference: For Professional Services Rendered Through March 31, 2025.)	1,275.00		19,567.26
6/18/2025	105		to record assessments received		2,405.07	21,972.33
6/18/2025	106		to record assessments received		685.35	22,657.68
6/20/2025	100305	Straley Robin Vericker	Invoice: 26452 (Reference: For Professional Services Rendered Through April 30, 2025.)	1,982.50		20,675.18
6/20/2025	100306	Kai Connected, LLC	Invoice: 4588 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		15,675.18
6/23/2025	33	Doug Draper	6-9-25 BOS MTG	184.70		15,490.48
6/23/2025	062325ach	Engage PEO	BOS MTG 6-9-25	941.80		14,548.68
6/30/2025			Interest		26.98	14,575.66
6/30/2025				24,232.73	3,117.40	14,575.66
7/14/2025	071425A/CH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd May 09, 2025 - Jun 09, 2025	46.11		14,529.55
7/14/2025	071425ACH2	Spectrum Business	Reference: 16675 LAGOON SHORE 06/24/25 to 07/23/25	205.00		14,324.55
7/14/2025	071425ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd May 09, 2025 - Jun 09, 2025	45.28		14,279.27
7/21/2025			Deposit		350.00	14,629.27
7/22/2025	072225ACH1	Tampa Electric	Reference: 17364 Lagoon Shore Blvd Jun 10, 2025 - Jul 09, 2025	46.42		14,582.85
7/22/2025	072225ACH2	IPFS Corporation	Reference: Payment # 10	1,258.45		13,324.40
7/22/2025	072225ACH	Tampa Electric	Reference: 16896 Lagoon Shore Blvd Jun 10, 2025 - Jul 09, 2025	43.03		13,281.37
7/28/2025	100307	Straley Robin Vericker	Invoice: 26614 (Reference: General prof Legal services.)	1,587.50		11,693.87
7/30/2025	073025ACH	Spectrum Business	Reference: 16675 LAGOON SHORE 07/24/25 to 08/23/25	205.00		11,488.87
7/31/2025			Interest		26.37	11,515.24
7/31/2025	100311	Superior Fence and Rail of West FL	Invoice: 20982 (Reference: Vinyl Installation. Check Stub Notes: paid online 7/10/2025..	1,878.30		9,636.94
7/31/2025	110		to record assessments received		18.41	9,655.35
7/31/2025				5,315.09	394.78	9,655.35
8/1/2025		Dune FB Debt LLC			1,250.00	10,905.35
8/6/2025	WIRE	Southshore Bay HOA	Insurance damages - orignally loaned to CDD by HOA to fix fence prior to insurance reimbursement	26,000.00		-15,094.65
8/6/2025	108		Florida Insurance Alliance Check # 2671		60,795.62	45,700.97
8/8/2025	100308	Stantec Consulting Services Inc.	Invoice: 2400895 (Reference: Engineering services.)	1,611.28		44,089.69
8/11/2025	100309	Straley Robin Vericker	Invoice: 26779 (Reference: General prof Legal services.)	1,564.50		42,525.19
8/11/2025	100310	Kai Connected, LLC	Invoice: 4528 (Reference: Professional & Website management, Planning & Coordination and General A	5,000.00		37,525.19
8/19/2025	081925ACH	IPFS Corporation	Reference: Payment # 11	1,258.45		36,266.74
8/20/2025	96	Superior Fence and Rail of West FL	duplicate payment - invoice # 20982 Kerri contacted vendor 9/19 ish - no response	1,878.30		34,388.44
8/28/2025		Dune FB Debt LLC			15,709.81	50,098.25
8/28/2025		Dune FB Debt LLC			1,137.20	51,235.45
8/29/2025	34	Doug Draper	BOS meeting 8/11/25 & mileage	192.40		51,043.05
8/29/2025	100312	Gate Pros, Inc	Invoice: 12626 (Reference: FIELD WELD BROKEN PICKETS IN MAIN ENTRANCE.) Invoice: 10185 (Refere	1,050.00		49,993.05
8/29/2025	100313	Solitude Lake Management	Invoice: PSI162381 (Reference: May 2025 Annual Maintenance.)	736.84		49,256.21
8/29/2025	100314	Gig Fiber, LLC - Streetleaf	Invoice: 4491 (Reference: May 2025_Solar Equipment Lease.)	11,536.00		37,720.21
8/29/2025	100315	Florida Commercial Care, Inc.	Invoice: 2537076 (Reference: Irrigation.) Invoice: 2543745 (Reference: April 2025-Monthly lawn	23,529.50		14,190.71
8/29/2025	100316	Tampa S.W.A.P.	Invoice: 1098 (Reference: Sign repair.)	240.00		13,950.71
8/29/2025	95		mileage - Brittney Crutchfield	1,071.30		12,879.41
8/31/2025			Interest		29.88	12,909.29
8/31/2025				75,668.57	78,922.51	12,909.29

EXHIBIT 2

AGENDA

1 **MINUTES OF MEETING**

2 **SOUTHSHORE BAY**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Southshore Bay Community Development
5 District was held on Monday, September 8, 2025 at 6:00 p.m. at Hilton Garden Inn, 4328 Garden Vista
6 Drive, Riverview, Florida 33578.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Bruce called the meeting to order and conducted roll call at 6:00 p.m.

9 Present and constituting a quorum were:

10 Doug Draper	Board Supervisor, Vice Chairman
11 Lori Price (<i>via Zoom</i>)	Board Supervisor, Assistant Secretary
12 Christie Ray	Board Supervisor, Assistant Secretary
13 Brittany Crutchfield	Board Supervisor, Assistant Secretary

14 Also present were:

15 Audette Bruce	District Manager, Kai
16 Adriana Urbina	Community Director, Kai

17 *The following is a summary of the discussions and actions taken at the September 8, 2025 Southshore Bay*
18 *CDD Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for***
20 ***agenda items*)**

21 There were twelve audience members present, three were in Zoom, and no comments.

22 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 23 A. Exhibit 1: Consideration for Acceptance – The Unaudited July 2025 Financials
- 24 B. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024
- 25 ➤ Exhibit 2: Letter from Auditors
- 26 ➤ Exhibit 3: Audit Report
- 27 C. Exhibit 4: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
- 28 Meeting and Public Hearing Held August 11, 2025

29 On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **accepted**
30 **the Consent Agenda Items A-C**, for the Southshore Bay Community Development District.

31 **FOURTH ORDER OF BUSINESS – Staff Reports**

- 32 A. District Counsel
- 33 ➤ Discussion on Parking Lot Plans for Permit
- 34 • Exhibit 5: Consideration for Adoption – Resolution 2025-13, Approving the
- 35 Conveyance of Parking Easement Agreement
- 36 1. Exhibit A – Construction Plans for Forest Brooke 5 Parking Lot
- 37 • Exhibit 6: Addendum #1 to the Maintenance License Agreement

- Exhibit 7: Waiver of Preliminary Site Development Plan Review and Approval Process

- Exhibit 8: Owner Affidavit to Authorize Developer

Mr. Draper asked for more background. Mr. Bruce said the Chairman had more details and that District Council could not join. Mr. Draper suggested tabling it.

B. District Engineer

There being none, the next item followed.

C. Kai Field Staff

- Exhibit 9: Kai Field Inspection Report

- Consideration of Proposals

- Exhibit 10: Danielle Fence – Repair existing Danielle Almond Lakeland Residential - \$2,838.00

The item was for Hidden Creek

- Exhibit 11: ECS Integrations – Gate Tie-back System – Bishop Gate - \$1,480.00

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved the proposal from ECS Integrations for the Gate Tie-back System in the amount of \$1,480.00, for the Southshore Bay Community Development District.

- Exhibit 12: Florida Commercial Care – Cleaning of Outside Ditch - \$4,020.00

- Exhibit 13: Florida Commercial Care – Palm Replacement - \$2,877.70

Exhibit twelve and thirteen was tabled to the next meeting.

- Exhibit 14: Florida Commercial Care – Installation of Stop Sign at the Exit/Entrance Gates - \$599.33

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved the proposal from Florida Commercial Care for the Installation of Stop Sign at the Exit/Entrance Gates in the amount of \$599.33, for the Southshore Bay Community Development District.

D. District Manager

- Exhibit 15: Presentation of Quarterly Compliance Website Audit Report

Ms. Bruce stated that the matter related to ADA accessibility of the current website, had been approved, and offered a clear understanding of the expectations and existing setup.

FIFTH ORDER OF BUSINESS – Supervisors Requests

The only request made was from Ms. Ray asking staff to have ECS resubmit their proposal for Bishop Gate tie backs to reflect Southshore Bay CDD.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual for non-agenda items)

A resident explained that they had managed construction debris and lawn care on CDD property because it had been missed due to being within Medley for two years. They pointed out a code

issue with only two reflectors instead of the required three. Mr. Draper confirmed it was not the resident's responsibility, and Ms. Bruce requested their contact information to follow up.

A resident mentioned that during a bike ride, they noticed a broken sprinkler head on Hidden Creek, northbound after Bishop, just past the gate.

A resident raised concerns about an unrepaired fence at 5509 Little Path and an eroded culvert, noting both had been discussed before and needed urgent attention. Ms. Bruce said the culvert was inspected recently and they were waiting on the engineer's report.

A resident noted the Bishop gate still lacked stop signs and lights, calling it unmarked. Mr. Draper confirmed the stop signs were approved and said they would follow up on the lights.

A resident asked about a dead tree removed in front of their house and what would replace it. Mr. Draper explained that street trees were typically the homeowner's responsibility, even if located in the right of way. The resident said they were told it was CDD land. Mr. Susic clarified the tree was removed by the HOA and offered to follow up.

SEVENTH ORDER OF BUSINESS –Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Draper made a motion to adjourn the meeting.

On a MOTION by Mr. Draper, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **adjourned the meeting**, for the Southshore Bay Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

AGENDA



Professional Landscape and Property Maintenance Services

October 7, 2025

Southshore Bay CDD
Attn: Gary Schwartz
5002 Jackel Chase Drive
Wimauma, FL 33598

Re: Southshore Bay

Florida Commercial Care, Inc. hereby submits the following proposal for the property referenced above.

PROPOSAL: Technician has reported zones 83, 121, and 131 have decoder failure reported at the controller for Southshore Bay. Below is a description of work to be completed and cost if approved.

SCOPE OF WORK:

Decoder Replacement-

- Using an electronic wire tracking device follow the wire path to identify the valve location.
- Excavate the area around the valve to remove the valve box.
- Expose the communication wire and connections.
- Using a handheld decoder programmer verify the decoder programming.
- Cut the decoder from the solenoid connections and communication wire connections.
- Program the replacement decoder with the appropriate information.
- Connect the solenoid and communication leads to the decoder.
- Using a DBY6 direct burial connector seal all connections.
- Test operation of the decoder and valve from the timer.
- Backfill the excavation and reset the valve box to grade.
- Restore the area.
- Remove all debris from the work completed.

SUBOUT				
LABOR	4		\$79.00	\$316.00
MATERIAL	1		\$787.05	\$787.05
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$1,163.05

Serving all of Florida

www.FloridaCommercialCare.com



Professional Landscape and Property Maintenance Services

Total Price- \$1,163.05

Proposal Accepted 10/7/2025
DATE


SIGNATURE

Stephen McDowell
Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

Serving all of Florida

www.FloridaCommercialCare.com

EXHIBIT 4

AGENDA

ACC2

View Logs

Alarm Logs

Log 250 of 250

October 7, 2025 09:02:58AM

Station Alert

Communications Failure

Station: 121



Alarm Logs



Controller
Logs



Station Logs



Filter Logs

Oct 7, 2025 at 9:10:03 AM
5309 Hidden Creek Blvd
Hillsborough County

ACC2

View Logs

Alarm Logs

Log 248 of 250

October 7, 2025 09:02:08AM

Station Alert

Communications Failure

Station: 130



Alarm Logs



Controller
Logs



Station Logs



Filter Logs

Oct 7, 2025 at 9:10:08 AM
5309 Hidden Creek Blvd
Hillsborough County

EXHIBIT 5

AGENDA

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF A PARKING EASEMENT AGREEMENT TO SOUTHSORE BAY SFR OWNER, LLC AND AUTHORIZING THE CHAIR TO EXECUTE SAID PARKING EASEMENT AGREEMENT AND ANY OTHER DOCUMENTS REQUIRED TO EFFECTUATE SAID CONVEYANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southshore Bay Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes;

WHEREAS, Southshore Bay SFR Owner, LLC ("**SFR**") is developing a townhome community within the District's boundaries and has agreed to construct a parking lot on a portion of District property as generally shown and depicted on the construction plans in **Exhibit "A"** for the benefit of District residents;

WHEREAS, the parking lot will be owned by the District and utilized by District residents. As stated in the parking easement agreement, SFR has agreed to construct the parking lot at its sole cost and expense;

WHEREAS, SFR has also entered into a Maintenance License Agreement whereby SFR will maintain certain District improvements, including the parking lot, at its sole cost and expense; and

WHEREAS, the Board of Supervisors of the District ("**Board**") finds that approving the conveyance of a parking easement agreement to SFR will provide an additional amenity to the District's residents and is in the best interests of the District.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves the conveyance of a parking easement agreement to SFR over the land depicted in Exhibit "A," and the Board hereby authorizes and directs the Chair or Vice Chair to sign the parking easement agreement and any other documents required to effectuate said conveyance, including any permitting or land development applications required to construct the parking lot.
2. This Resolution shall be effective as of October 13, 2025.

PASSED AND ADOPTED THIS 13TH DAY OF OCTOBER, 2025.

ATTEST:

**SOUTHSORE BAY COMMUNITY
DEVELOPMENT DISTRICT**

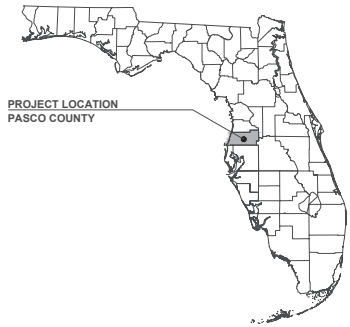
Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit "A"

CONSTRUCTION PLANS
FOR:
**FOREST BROOKE 5
PARKING LOT**

HILLSBOROUGH COUNTY, FLORIDA
SECTION 15, TOWNSHIP 25 S, RANGE 20 E
FEBRUARY 2025



PARCEL ID
0117133-000-0000-000000-0
075643.2394

LEGAL DESCRIPTION
TRACTS B AND H, FOREST BROOKE PHASE 5, ACCORDING TO THE PLAT THEREOF
IN PLAT BOOK 147, PAGE 180-189, PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA.



Sheet Index

DWG NO.	Sheet Number	Sheet Title
1	C1.0	COVER SHEET
2	C2.0	GENERAL CONSTRUCTION NOTES
3	C3.0	AERIAL SITE PLAN
4	C4.0	EXISTING CONDITIONS AND DEMOLITION PLAN
5	C4.1	STORMWATER POLLUTION PREVENTION PLAN
6	C5.0	OVERALL SITE PLAN
7	C5.1	SITE PLAN
8	C6.0	GRADING AND DRAINAGE PLAN
9	C6.1	PAVING, GRADING AND DRAINAGE DETAILS



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB 88474 CA #85325
www.HamiltonEngineering.US

2400 FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

ENGINEER
HAMILTON ENGINEERING
& SURVEYING, LLC
ATTN: LUCAS CARLO, PE
3409 W LEMON STREET
TAMPA, FLORIDA 33609
(813) 250-3535
lucasc@hamiltonengineering.us

PREPARED FOR:



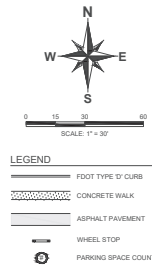
OWNER/DEVELOPER
DUNE FB DEBT, LLC
ATTN: TED SANDERS
2502 NORTH ROCKY POINT
SUITE 1050
TAMPA, FLORIDA 33607
P: (813) 288-8078
ted@metrodbg.com



LUCAS CARLO, PE
LICENSE NO. 01636







 FDOT TYPE D CURB
 CONCRETE WALK
 ASPHALT PAVEMENT
 WHEEL STOP
 PARKING SPACE COUNT

AUBURN ARCH LOOP

LAND USE

PROPOSED	PARKING LOT
----------	-------------

PRS 22-1093	PLANNED DEVELOPMENT
-------------	---------------------

RES-6 RESIDENTIAL-6

<u>SPACE TYPE</u>	<u>REQUIRED</u>
-------------------	-----------------

ADK (12' x 10' MIN)	0
COMPACT (8' x 16' MIN)	0

1. 5' SIDEWALK, 6" THICK CONC

4. 24" WHITE STOP BAR

7. EXISTING MIAMI CURB

9. FLOSH CORE

SITE PLAN
FOREST BROOKE 5 PARKING LOT
AUBURN ARCH LOOP, WIMAUMA
HILLSBOROUGH COUNTY, FLORIDA

[illegible]

[illegible]

LUCAS CARLO
LICENSE
NO. 61636



STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Lucas Cerk, PC on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

February 24, 2025

HOOD ZONE:	PANEL NO:
------------	-----------

X	12057C0680H
UM:	DATED: 08/26/2008
NAVD88	
C TWP RNG:	DATE:
17/32S/20E	02/17/2025

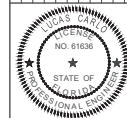
24HAM0410

C5.1

7 OF 9

Year	1	2	3
------	---	---	---

FOREST BROOKE 5 PARKING LOT
AUBURN ARCH LOOP, WIMAUMA
HILLSBOROUGH COUNTY, FLORIDA

[illegible]

This item has been digitally signed and sealed by
Lucas Carlo, PE on the date adjacent to the seal.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

February 24, 2025

February 24, 2025	
FLOOD ZONE: X	PANEL NO: 12057C0680H DATED: 06/08/2006

DATUM: **NAVD88**

SEC TWP RMD:	DATE:
17/32S/20E	02/17/2025

JOB No: 24HAM0410

C6.1

SHEET 9 OF 9

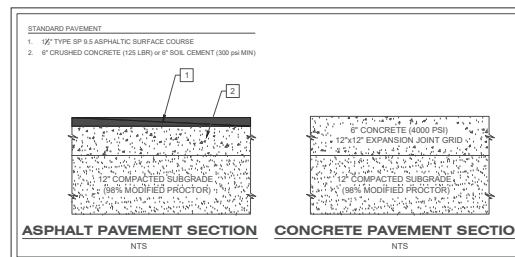
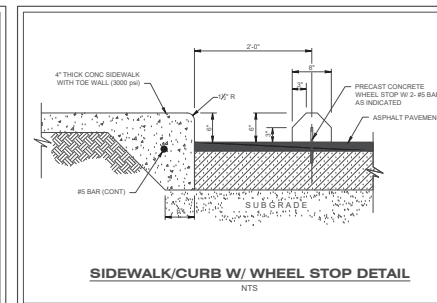
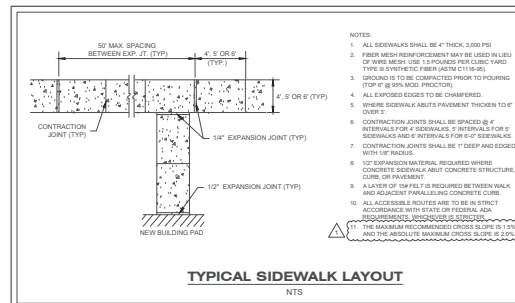
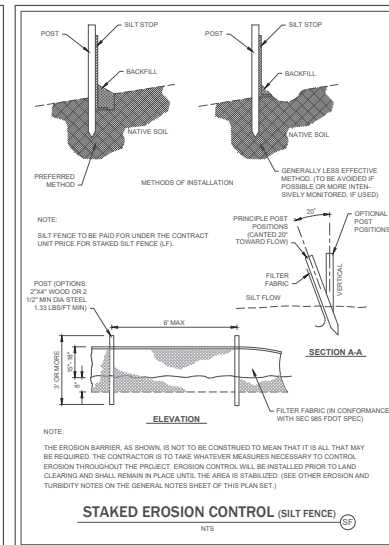


EXHIBIT 6

AGENDA

Addendum #1 to the Maintenance License Agreement

This Addendum #1 to the Maintenance License Agreement (this “**Addendum #1**”) is made and entered into as of September __, 2025, by and between the **Southshore Bay Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (the “**District**”) and **Southshore Bay SFR Owner, LLC**, a Delaware limited liability company (the “**SFR Owner**”).

Background Information:

The District and SFR Owner entered into the Maintenance License Agreement dated January 30, 2025 (the “**Agreement**”) whereby the District granted to SFR Owner a License over District Property for the purpose of performing various Maintenance Services. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and SFR Owner desire to add additional facilities, and maintenance and improvement rights and obligations, to the scope of Maintenance Services (with no change to cost or compensation). The additions to the scope of Maintenance Services is attached hereto as **Exhibit A**. The District and SFR Owner each has the authority to execute this Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and SFR Owner agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Addendum #1.
2. **Addition to Scope of Services**. SFR Owner agrees to provide the additional Maintenance Services described in Exhibit A. SFR Owner shall provide all labor and equipment necessary for such services unless otherwise identified in Exhibit A. This Addendum #1 is intended to supplement and not replace the scope of Maintenance Services in the Agreement. All Maintenance Services contained in Exhibit A of the Agreement remain in full force and effect.
3. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed. To the extent that any provisions of the Agreement conflict with the provisions contained in this Addendum #1 or any exhibit hereto, the provisions in this Addendum #1 shall control.

IN WITNESS WHEREOF the undersigned have executed this Addendum #1 effective as of the date written above.

Southshore Bay SFR Owner, LLC, a Delaware
limited liability company

**Southshore Bay
Community Development District**

Paul M. Davey
Authorized Signatory

Mike Lawson
Chair of the Board of Supervisors

EXHIBIT A

Addition to Scope of Services

Maintenance Services shall include maintaining in a safe and clean condition (including, but not limited to, clearing, cleaning, repair and replacement, as needed) the following facilities belonging to the District or for which the District has maintenance responsibilities: the parking lot located at the southwest corner of Auburn Arch Loop, including any ancillary landscaping, hardscaping, stormwater infrastructure, lighting, and signage.

EXHIBIT 7

AGENDA

**WAIVER OF PRELIMINARY SITE
DEVELOPMENT PLAN REVIEW AND
APPROVAL PROCESS**

As the owner of property described in Attachment "A" (the "Property"), I hereby exercise my right to waive the Preliminary Site Development Plan review and approval phase of the site development process in connection with an application to develop the Property.

As part of this Waiver I understand and acknowledge the following:

- The Preliminary Site Development Plan is part of the Hillsborough County site development process which includes procedures and standards for the review of construction activities and site development.
- The Preliminary Site Development Plan is used to develop the horizontal control plan for the Property with regard to the general zoning requirement for setbacks, parking and bulk requirements and, but for this Waiver, would be required to be approved prior to submittal of Site Development Construction Plans for the Property.
- All traffic reports and studies, if required, will be submitted with construction plans; site access improvements and corridor preservation, if needed, will be determined from the construction plans submittal. There could be an impact on the timeframe required to make a proportionate fair share determination.
- Site Development Construction Plans show the improvement facilities for the Property and are required to demonstrate compliance with the requirements of the Hillsborough County Land Development Code including technical construction standards.
- By waiving the Preliminary Site Development Plan review and approval phase, the Property will proceed to the Site Development Construction Plan review and approval process as part of which all information otherwise required to be shown on the Preliminary Site Development Plan will be required to be shown on the Site Development Construction Plans.

- By waiving the Preliminary Site Development Plan review and approval process I am bearing any risk that the Site Development Construction Plans may need to be modified to address a deficiency that would otherwise have been identified as part of the Preliminary Site Development Plan review and approval process.

By execution of this document, I acknowledge that I understand the effect of waiving and bypassing the Preliminary Site Development Plan review and approval process. I further understand that I cannot waive the Preliminary Site Development Plan review and approval process unless all owners of property included in the application to develop the Property have signed a Waiver of Preliminary Site Development Plan Review and Approval Process and each signature has been separately notarized.

(Signature)

(Printed Name)

(Date)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day
of _____, 20____ by

_____.

(SEAL)

Signature of Notary

Personally known _____
Or Produced Identification _____
Type of Identification Produced _____

EXHIBIT 8

AGENDA

RE: Example, LLC – Owner Authorization for Developer Applicant

To Whom It May Concern:

This letter is to authorize Hamilton Engineering & Surveying, LLC, to make applications to all relative governing authorities having jurisdiction for the task of land use, zoning, and permitting which include submittal to, but not limited to, the following agencies:

- Local Government
- Florida Department of Environmental Protection (FDEP)
- Southwest Florida Water Management District (SWFWMD)
- Florida Department of Transportation (FDOT)
- Federal Emergency Management Agency (FEMA)

Job Name: Forest Brooke 5 Parking Lot

Folio(s): 079543-2394

Parcel(s):

SOUTHSHORE BAY CDD

Date

Name: Mike Lawson

Title: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name & title) of _____ (company), a _____ (place or state of formation) corporation, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Affix Notary Seal]

Notary Public – State of Florida

Print Name: _____

My Commission Expires: _____

EXHIBIT 9

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	59 / 70 (84.29%)	Flagged items	1	Actions	1
-------	------------------	---------------	---	---------	---

1 Oct 2025 08:15 EDT

Prepared by	Gary Schwartz
-------------	---------------

Ponds	23 / 27 (85.19%)
-------	------------------

Ponds 1	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------



Photo 1



Photo 2

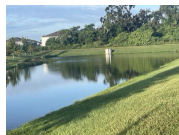


Photo 3

Pond Location	16619-16621 Lagoon Shore Blvd Wimauma FL 33598 United States (27.711398362984507, -82.32589895371194)
---------------	---

Ponds 2	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------

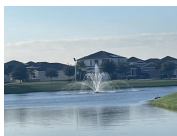


Photo 4

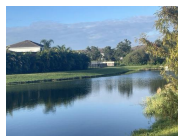


Photo 5



Photo 6

Pond Location	Captain Davis Dr Wimauma FL 33598 United States (27.71099022168514, -82.32628305492274)
---------------	---

Ponds 3	3 / 3 (100%)
---------	--------------

Ponds	Good
-------	------

The filamentous algae in the pond has been treated and should begin to recover within about a week or so.



Photo 7



Photo 8



Photo 9

Pond Location

5053 Captain Davis Dr
Wimauma FL 33598
United States
(27.709601945463447,
-82.3278520608469)

Ponds 4

2 / 3 (66.67%)

Ponds

Fair

The torpedo grass and algae in the pond has been treated and is beginning to die.



Photo 10



Photo 11



Photo 12

Pond Location

16632 Grotto Steam Pl
Wimauma FL 33598
United States
(27.709118472513634,
-82.3293272442182)

Ponds 5

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die.



Photo 13



Photo 14

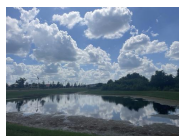


Photo 15

Pond Location

Hidden Creek Blvd
Wimauma FL 33598
United States
(27.699042884255014,
-82.32580147778428)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16

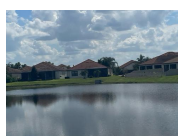


Photo 17

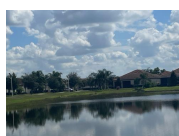


Photo 18

Pond Location

16818 Scuba Crest St
Wimauma FL 33598
United States
(27.707377490501596,
-82.321347327176)

Ponds 7

2 / 3 (66.67%)

Ponds

Fair

The Gulf Spikerush has been treated and is beginning to die.



Photo 19



Photo 20



Photo 21

Pond Location

5013 Jackel Chase Dr
Wimauma FL 33598
United States
(27.706090890567193,
-82.32372338785056)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23



Photo 24

Pond Location

16919 Scuba Crest St
Wimauma FL 33598
United States
(27.702536741297415,
-82.32098244138278)

Ponds 9

2 / 3 (66.67%)

Ponds

Fair

The filamentous algae in the pond is beginning to die.



Photo 25



Photo 26

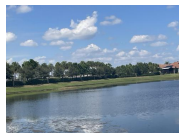


Photo 27

Pond Location

16915 Scuba Crest St
Wimauma FL 33598
United States
(27.703095011089776,
-82.32128497799538)

Landscaping

1 flagged, 1 action, 19 / 24 (79.17%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

Landscaping Location

16619-16621 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711410594886907,
-82.32590505091753)

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

Turf replacement is needed.



Photo 37

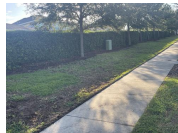


Photo 38

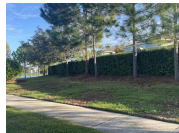


Photo 39

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.70951688431747,
-82.32475757541803)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46

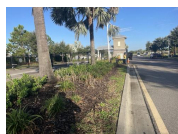


Photo 47

Landscaping Location

16622 Mooner Plank Cir
Wimauma FL 33598
United States
(27.709895144066095,
-82.32482771564452)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 48



Photo 49



Photo 50



Photo 51

Landscaping Location

16888 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.705667768137115,
-82.3228952093806)

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair

The turf will need to be treated for fungus.

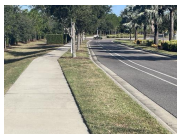


Photo 52



Photo 53

Landscaping Location

16888 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.705404064643854,
-82.32242127888121)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55

Landscaping Location

16888 Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.705409135695273,
-82.32242245234765)

Landscaping 7

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 56



Photo 57



Photo 58



Photo 59

To do | Assignee: Gary Schwartz | Priority: Low | Due: 8 Oct 2025 13:31 EDT | Created by: Gary Schwartz

Poor turf conditions.

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.692688524536592,
-82.32527642796302)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 60



Photo 61



Photo 62

Landscaping Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.690775413301434,
-82.32505203911356)

Mailbox

Good



Photo 63



Photo 64

Mailbox Location

16695 Maude Dr
Wimauma FL 33598
United States
(27.709400707161176,
-82.32801313651002)

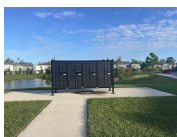


Photo 65



Photo 66

Streetlights

Working



Photo 67



Photo 68



Photo 69

Streetlights Location

Signage

Good



Photo 70



Photo 71

Gates

Fair



Photo 72



Photo 73



Photo 74



Photo 75

Sidewalks

Fair

Various areas of the sidewalk will need to be pressure cleaned.



Photo 76



Photo 77

Sidewalks Location

Lagoon Shore Blvd
Wimauma FL 33598
United States
(27.711060756535332,
-82.32534610857466)

Common Area Fence

Good

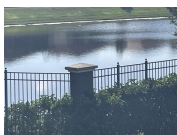


Photo 78

Roads

Good



Photo 79

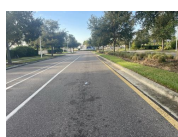


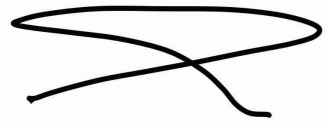
Photo 80

Lagoon Shore Blvd

Roads Location

Wimauma FL 33598
United States
(27.712226510772915,
-82.325713469743)

Sign Off

A handwritten signature in black ink, appearing to read 'Gary Schwartz', is shown within a light gray rectangular box.

Gary Schwartz
3 Oct 2025 13:01 EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Landscaping / Landscaping 7

Landscaping

Poor



Photo 56



Photo 57



Photo 58



Photo 59

To do | Assignee: Gary Schwartz | Priority: Low | Due: 8 Oct 2025 13:31 EDT | Created by: Gary Schwartz

Poor turf conditions.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80

EXHIBIT 10

AGENDA



Printed: Oct 6, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 1, 2025

Job: SE1561 Southshore Bay CDD

Title:

Added By: Juan Lopez

Log Notes:

Ponds treated for algae. Trash collected.

Weather Conditions:

Partly cloudy with isolated storms

Wed, Oct 1, 2025, 2:20 PM



88°F

70°F

Wind: 10 mph

Humidity: 92%

Total Precip: 0.03"

Attachments: 6



EXHIBIT 11

AGENDA

August 6, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore Bay CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD cleaning of the outside ditch.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Cleaning of overgrown trees and bushes inside of ditch along Bishop RD Southshore CDD.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price- \$4,020.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 12

AGENDA

September 2, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore Bay CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore Medley CDD 5506 Squire Grove.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Removal, disposal and soil preparation for new tree.
- Installation of (1) 10' OA Sabal Palm trees along West Lake Dr.
- Installation of (1) Staking kits
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

TOTAL PRICE: \$2,877.70

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 13

AGENDA

September 22, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD hedge trimming along the wall.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Hedge trimming along the wall, north bond and southbound Southshore CDD BLVD. to level all shrubs along the wall to the shorter height.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$2,463.20

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 14

AGENDA

September 22, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD plants replacements.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Southshore Lagoon median islands, plants addition and replacements. Installation of (40) 3gal. Ixoras Taiwanese along the boulevard.
- Southshore Lagoon median islands, plants addition and replacements. Installation of (60) 3gal. Arboricola along the boulevard.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.:
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$5,226.20

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 15

AGENDA

October 8, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD tree replacement.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Installation of (1) 2.5" Slash Pine tree along the Boulevard in replacement of a dead one, Southshore CDD
- Removal and disposal of large dead pine tree.
- Installation of (1) tree stake kits.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$2,851.80

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 16

AGENDA

October 7, 2025

Southshore Bay CDD
Breeze Homes

Re: Southshore

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Southshore CDD Palm tree trimming.

DESCRIPTION OF WORK:

- Dispatch crew with all the required equipment and materials needed to complete the work order.
- Trimming of (3) Bismarck Palm trees at the common areas of the property.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Clean all debris from work completed and haul all debris to a local landfill.

Total Price: \$165.00

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

Unless otherwise expressly stated in the above verbiage, this proposal is **valid** for a period of **60 days** after it is issued by Florida Commercial Care.

EXHIBIT 17

AGENDA



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
10/6/2025	11/5/2025	

BILL TO

Southshore Bay CDD
c/o KAI
1540 International Parkway,
Suite 2000
Lake Mary FL 32746

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Application of oil-based larvicide SKEETER to pond 2 at SouthShore Bay CDD.			
Approx 2.25AC.	1.00	300.00	300.00
Application for 30 day efficacy at label rate.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 300.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

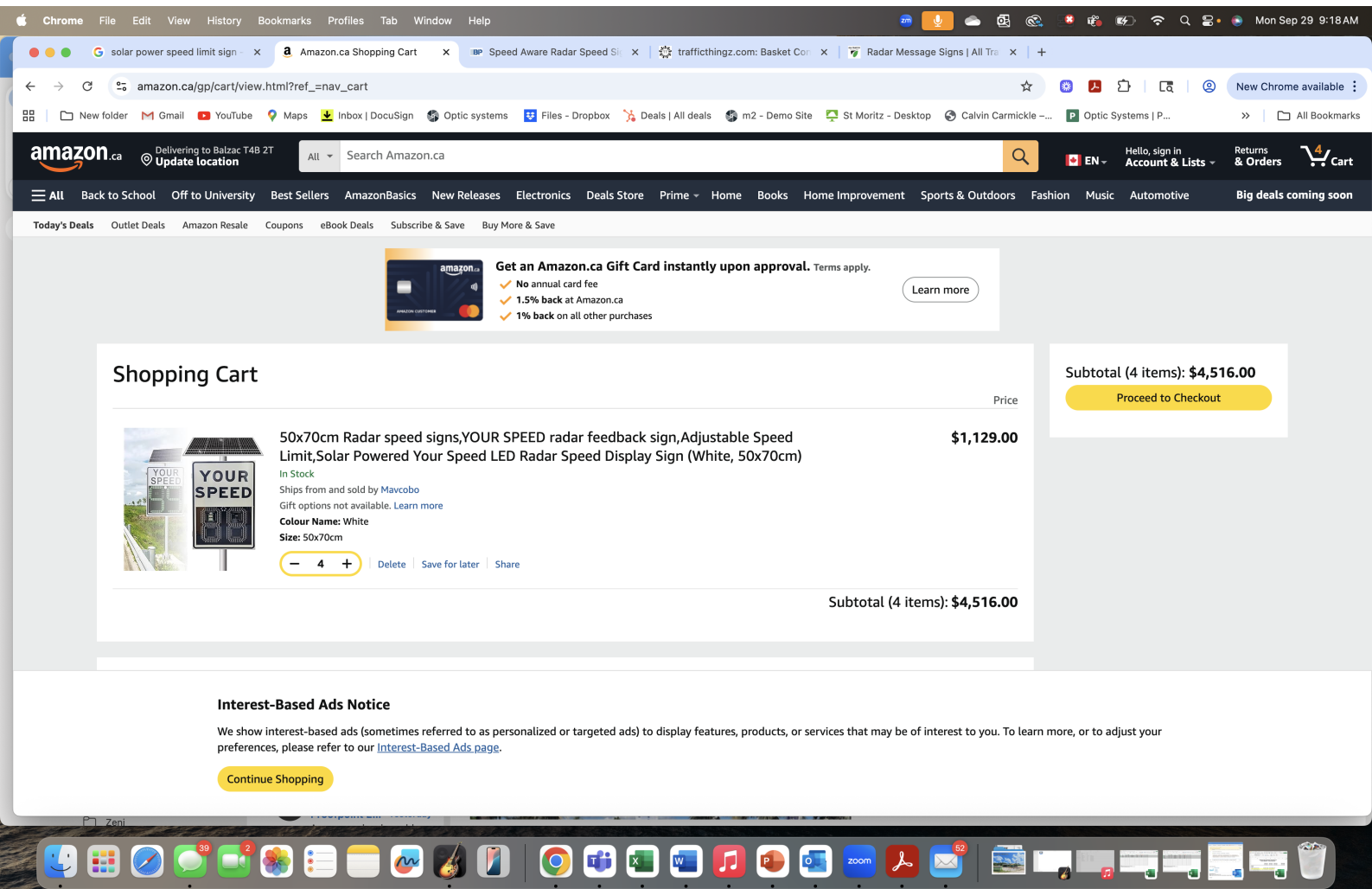
Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 18

AGENDA



Chrome File Edit View History Bookmarks Profiles Tab Window Help

solar power speed limit sign x a 24"x 30"/24"x 35" Solar Pow x BP Speed Aware Radar Speed Shi x trafficthingz.com: Basket Cor x Radar Message Signs | All Tre x +

amazon.ca Delivering to Balzac T4B 2T Update location Office Products Search Amazon.ca

EN Hello, sign in Account & Lists Returns & Orders Cart

Subtotal \$3,560.00 Go to cart

Amazon.ca navigation: All, Back to School, Off to University, Best Sellers, AmazonBasics, New Releases, Electronics, Deals Store, Prime, Home, Books, Home Improvement, Sports & Outdoors, Fashion, Music, Gen V - Watch now

Office & School Supplies, Best Sellers, Printers & Ink, Office Electronics, Pens & Writing, School Supplies, Office Organization, Deals, Subscribe & Save, Amazon Business

amazon business Time to upgrade your PC

Industrial & Scientific > Occupational Health & Safety Products > Safety Signs & Signals > Signs

 Click to see full view

24"x 30"/24"x 35" Solar Powered Speed Limit Radar Sign, 2 Digital Speed Display Detector Rust Fr-ee Aluminum Speed Radar Feedback Sign for Road/Streets Warning 24"x30"(60x75cm)-Yellow

Brand: WHYDSS

\$890⁰⁰

Colour Name: Yellow

Size: 24"x30"(60x75cm) 24"x35"(60x90cm)

- **[Solar Powered Radar Speed Limit Sign]** Galvanized sheet solar radar speed traffic signs/Solar powered LED speed limit radar detective display/Solar radar speed meter sign,60x75cm/24"x30",60x90cm/24"x35"
- **[Solar Powered Reflective Speed Limit Sign]** Compared with the aluminum material on the market, our radar speed display sign is made of galvanized sheet material. The high-quality metal shell is painted, IP65 waterproof, which can withstand strong winds and other bad weather
- **[Remote Control]** solar radar speed traffic signs are equipped with a full set of installation accessories, clamp installation, Each sign is equipped with a dedicated remote control, which is convenient for users to set custom speed limits
- **[Speed Display Radar Traffic Sign]** Visual distance: 200m; 3-dimensional warning, when the radar speed detector detects the vehicle, the panel displays the speed in real time;it can be set to 3-59Mile/H. The number is green when it is within the safe speed, and red when it is overspeed; Digits panel size: W47xH36cm
- **[All weather real-time monitoring]** Radar Feedback Sign, real-time display, radar speed measurement, high

\$890⁰⁰

\$1.66 delivery **October 23 - November 13.** [Details](#)

Delivering to Balzac T4B 2T - [Update location](#)

In Stock

Quantity: 1

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Zeni

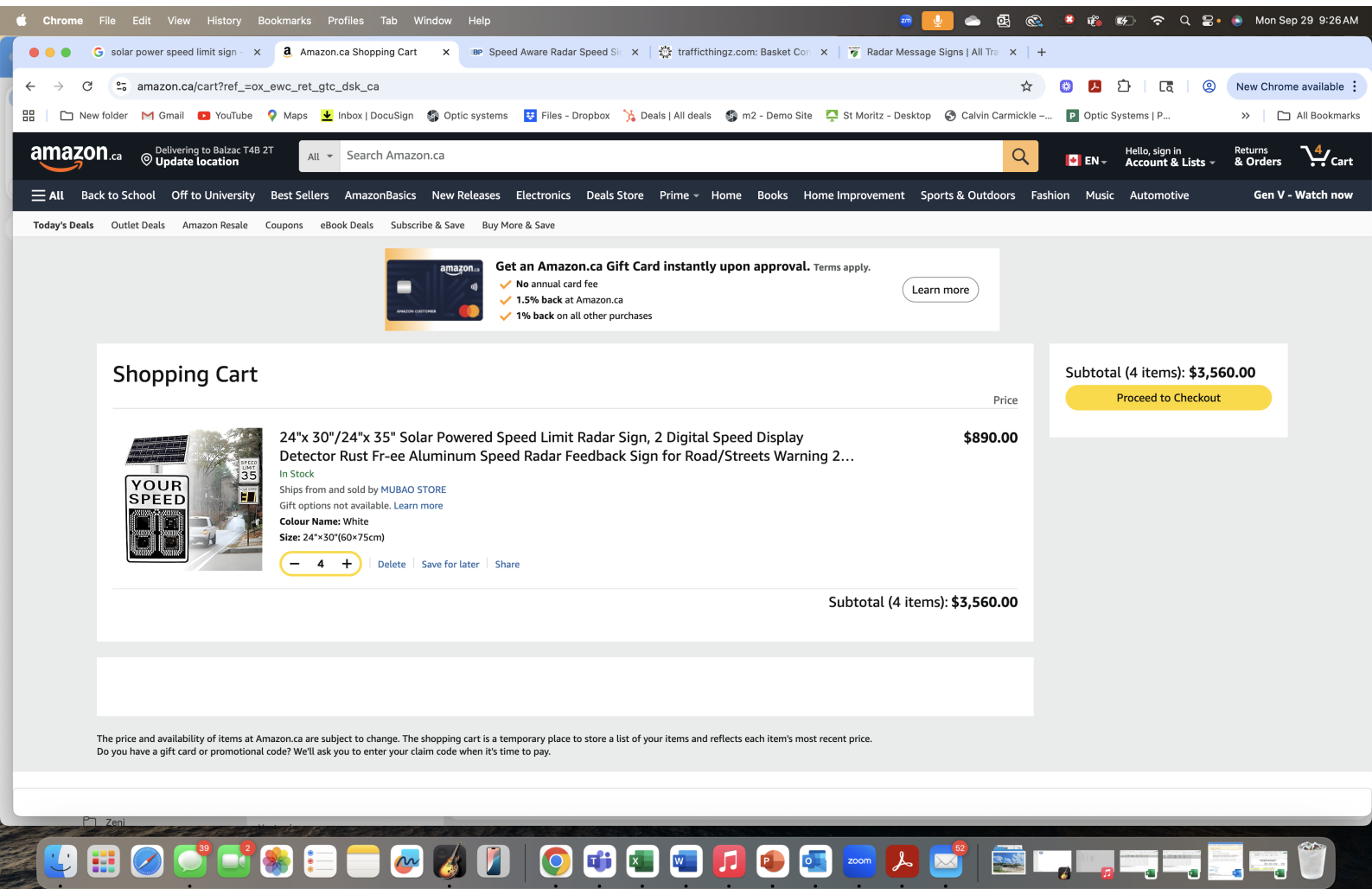


EXHIBIT 19

AGENDA

Southshore Bay Community Development District

1540 International Parkway, Suite 2000, Lake Mary, FL 32746

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: September 24, 2024

Print Name: _____

Southshore Bay Community Development District

District Manager: _____

Date: September 24, 2024

Print Name: Heather Dilley

Southshore Bay Community Development District