

**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, January 12, 2026 at 6:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 253 006 069 605 7

Passcode: uY7VP2GG

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for **Monday, January 12, 2026, 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. Business Items
  - A. Consideration for Adoption – **Resolution 2026-06**, FY 2026 Budget Amendment **Exhibit 1**
    - Exhibit A: FY 2026 Amended Budget
4. Consent Agenda
  - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held December 8, 2025 **Exhibit 2**
  - B. Ratification of Florida Commercial Care – Irrigation Proposal - \$1,850.99 **Exhibit 3**
  - C. Ratification of Elite Fence of Tampa Bay – Vinyl Fence - \$780.00 **Exhibit 4**
5. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. Kai Field Staff
    - Kai Field Inspection Report **Exhibit 5**
    - Consideration of Proposals

**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:**

Michael Lawson - Chairman  
Doug Draper - Vice Chairman  
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John Vericker - District Counsel  
Vasili Kostakis - District Engineer  
Gary Schwartz - Field Services Manager

- Florida Commercial Care – Valve Installation - \$3,729.21

**Exhibit 6**

D. District Manager

6. Supervisors Requests

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

8. 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**

## RESOLUTION 2026-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the Southshore Bay Community Development District (the “**District**”) previously adopted its budget for fiscal year 2025/2026;

**WHEREAS**, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

**WHEREAS**, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

**WHEREAS**, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2025/2026 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
  - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
  - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2025/2026.
  - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Southshore Bay Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.
  - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other



section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2025/2026, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted January 12, 2026.

**Attest:**

**Southshore Bay Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Exhibit A:** 2025/2026 Amended Budget



## **FY 2026 AMENDED BUDGET**

**SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 AMENDED BUDGET**  
**GENERAL FUND (O&M)**

	<b>FY 2026 ADOPTED BUDGET</b>	<b>VARIANCE</b>	<b>FY 2026 AMENDED BUDGET</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUES ON ROLL	\$ 238,223	\$ 756,087	\$ 994,310
GENERAL FUND REVENUES OFF ROLL	756,087	(756,087)	-
GENERAL FUND LOT CLOSINGS	-	-	-
PY ASSESSMENT/EXCESS FEES	-	-	-
DEVELOPER FUNDING INTERIM OPERATING	-	-	-
GAP LOAN PROCEEDS - OTHER FINANCING SOURCE		380,054	380,054
INTEREST	-	-	-
MISCELLANEOUS	-	-	-
<b>TOTAL REVENUE</b>	<b>994,310</b>	<b>380,054</b>	<b>1,374,364</b>
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISORS COMPENSATION	12,000	-	12,000
PAYROLL TAXES	918	-	918
PAYROLL PROCESSING	715	-	715
MANAGEMENT CONSULTING SERVICES	32,000	-	32,000
CONSTRUCTION ACCOUNTING SERVICES	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	-	24,000
ADMINISTRATIVE SERVICES	3,500	-	3,500
BANK FEES	300	-	300
MISCELLANEOUS	500	-	500
AUDITING SERVICES	4,400	-	4,400
TRAVEL PER DIEM	300	-	300
INSURANCE	40,000	-	40,000
REGULATORY AND PERMIT FEES	175	-	175
LEGAL ADVERTISEMENTS	1,500	-	1,500
ENGINEERING SERVICES	4,000	-	4,000
LEGAL SERVICES	15,000	-	15,000
WEBSITE HOSTING	2,015	-	2,015
ADMINISTRATIVE CONTINGENCY	14,500	-	14,500
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>155,823</b>	<b>-</b>	<b>155,823</b>
<b>DEBT ADMINISTRATION</b>			
DISSEMINATION AGENT	8,500	-	8,500
TRUSTEE FEES	4,256	-	4,256
DEVELOPER FUNDING - INTERIM OPERATING	-	-	-
ARBITRAGE	475	-	475
GAP LOAN REPAYMENT:	-	-	-
LOAN REPAYMENT (GAP LOAN)	-	230,571	230,571
HURRICANE DAMAGE (GAP LOAN)	-	149,483	149,483
GAP LOAN REQUIRED RESERVE	-	14,554	14,554
GAP LOAN - COST OF ISSUANCE	-	7,800	7,800
GAP LOAN INTEREST	-	18,853	18,853
<b>TOTAL DEBT ADMINISTRATION</b>	<b>13,231</b>	<b>421,261</b>	<b>434,492</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
COMPREHENSIVE FIELD SERVICES	15,000	-	15,000
AMENITY MANAGEMENT SERVICES	5,000	-	5,000

**SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2026 AMENDED BUDGET**  
**GENERAL FUND (O&M)**

	<b>FY 2026 ADOPTED BUDGET</b>	<b>VARIANCE</b>	<b>FY 2026 AMENDED BUDGET</b>
STREETPOLE LIGHTING	141,732	-	141,732
ELECTRICITY (IRRIGATION & POND PUMPS)	6,000	-	6,000
WATER	6,000	-	6,000
LANDSCAPING MAINTENANCE	294,856	-	294,856
LANDSCAPE REPLENISHMENT	60,000	-	60,000
TREE TRIMMING	5,000	-	5,000
MULCH	30,000	-	30,000
IRRIGATION MAINTENANCE	25,000	-	25,000
POND MAINTENANCE	14,100	-	14,100
EROSION REPAIR	15,000	-	15,000
GATE MAINTENANCE & MONTHLY MONITORING	34,348	-	34,348
SECURITY SERVICES	23,760	-	23,760
CAMERAS	660	-	660
GATE CLICKERS	10,000	-	10,000
HOLIDAY DECORATIONS/EVENTS	25,000	-	25,000
ROAD MAINTENANCE COST SHARE	1,800	-	1,800
MAINTENANCE SERVICE	12,000	-	12,000
FIELD TRAVEL	-	-	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	100,000	(41,207)	58,793
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>825,256</b>	<b>(41,207)</b>	<b>784,049</b>
<b>TOTAL EXPENDITURES</b>	<b>994,310</b>	<b>380,054</b>	<b>1,374,364</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	(67,821)	-	(67,821)
<b>FUND BALANCE - ENDING</b>	<b>\$ (67,821)</b>	<b>\$ -</b>	<b>\$ (67,821)</b>

# **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, December 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 6:01 p.m.

9 Present and constituting a quorum were:

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

15 Also present were:

16 Audette Bruce	District Manager, Kai
17 Gary Schwartz	Field Service Manager, Kai
18 Vasili Kostakis	District Engineer, Stantec

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

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

23 There were two audience members present, none online, and no comments.

24 **THIRD ORDER OF BUSINESS – Business Items**

25 A. Exhibit 1: Consideration for Adoption – Resolution 2026-04, Election of Board Members in the  
26 Upcoming General Election

27 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **adopted**  
28 **Resolution 2026-04, Election of Board Members in the Upcoming General Election**, for the Southshore  
29 Bay Community Development District.

30 B. Exhibit 2: Consideration for Adoption – Resolution 2026-05, Approving Loan Documents

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **adopted**  
32 **Resolution 2026-05, Approving Loan Documents, in substantial form**, for the Southshore Bay  
33 Community Development District.

34 **FOURTH ORDER OF BUSINESS – Consent Agenda**

35 A. Exhibit 3: Consideration for Acceptance – The Unaudited October 2025 Financials

36 B. Exhibit 4: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular  
37 Meeting Held November 10, 2025

38 C. Exhibit 5: Consideration for Acceptance – DiBartolomeo, McBee, Hartley & Barnes Engagement  
39 Letter

40 D. Exhibit 6: Ratification of Florida Commercial Care – Irrigation Issues Proposal - \$2,056.92

E. Exhibit 7: Ratification of Florida Commercial Care –Zone Line Repair at Bishop Road - \$800.20

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **approved the Consent Agenda Items A-E**, for the Southshore Bay Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. Kai Field Staff

➤ Exhibit 8: Kai Field Inspection Report

➤ Consideration of Proposals

Mr. Lawson made a motion to accept the walk-on proposal to be presented to the Board.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **accepted the walk-on proposal from Florida Commercial Care to be presented to the Board**, for the Southshore Bay Community Development District.

Ms. Bruce stated that the request involved an unmaintained area behind a resident home, the property was within Medley but belonged to the CDD according to the property appraiser's website. Mr. Lawson sought clarification on ownership and location, and Mr. Schwartz confirmed that the area was adjacent to the resident property but were technically CDD owned. Ms. Bruce noted that the area had not been maintained due to confusion over jurisdiction and that further clarification could be provided with aerial images.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved the walk-on proposal from Florida Commercial Care for Sod Replacement, subject to Chairman's final determination, pending receipt and review of the aerals verification information and confirmation that the work is limited to the CDD boundary, in the amount of \$7,290.50**, for the Southshore Bay Community Development District.

D. District Manager

➤ Exhibit 9: Presentation of Annual Performance Report for FY 2024-2025

Ms. Bruce stated that the information were posted on the website in accordance with state statute.

**SIXTH ORDER OF BUSINESS – Supervisors Requests**

There being none, the next item followed.

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

There being none, the next item followed.

**EIGHTH 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. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, 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

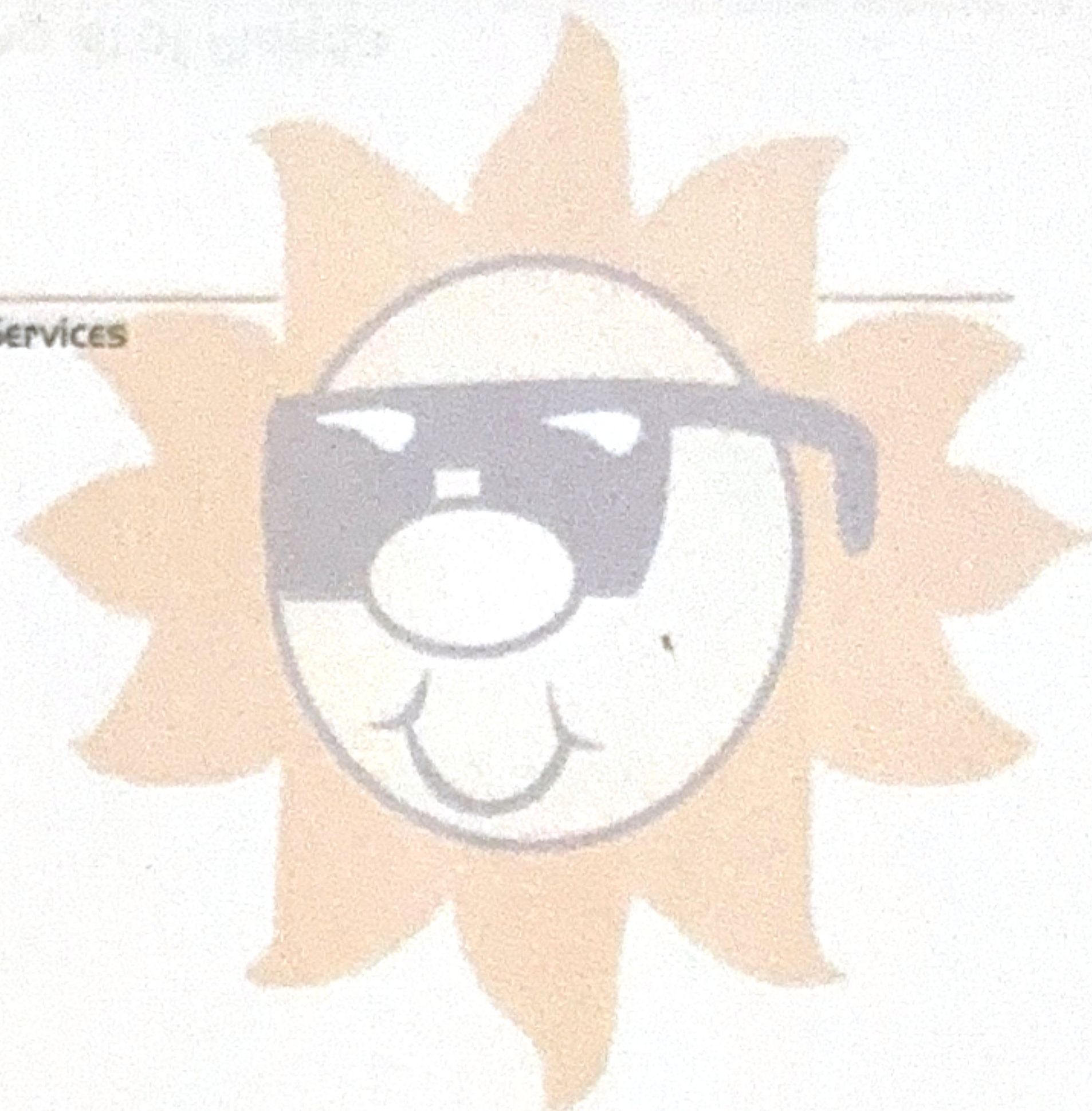
**Title:**   ☐ Chairman   ☐ Vice Chairman



# **EXHIBIT 3**

AGENDA





December 22, 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 during the December wet check the following irrigation issues at Southshore.

Zone 16 – Is on a battery op (need to replace with a decoder.)

Zone 20 – 2 zone line breaks.

Zone 26 – 2 zone line breaks.

Zone 31 – 1 zone line break.

Below is a description of work to be completed and cost if approved.

**SCOPE OF WORK:**

**Zone Line Repair-**

- Excavate the area around the identified leak.
- Cut out any roots in the area.
- Expose the zone line and damaged area.
- Cut out the damaged section of PVC line.
- Using the appropriate PVC connections and a solvent weld cement makes the connection.
- Allow the cement to cure and turn on the zone to test for leaks.
- Backfill the excavation and restore the area.
- Clean up debris and remove it from the jobsite.

**Decoder installation -**

- Expose the communication wire and connections.
- Close the valve and ball valve.
- Replace the DC latching solenoid with an AC solenoid.
- Using a handheld decoder programmer verify the decoder programming.
- 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.



# FLORIDA

SUBOUT				
LABOR	16		\$79.00	\$1,264.00
MATERIAL	1		\$ 526.99	\$526.99
TRIP CHARGE	1		\$60.00	\$60.00
GRAND TOTAL				\$1,850.99



**Total Price- \$1,850.99**

Proposal Accepted 12/29/2025  
DATE

*Stephen McDowell*  
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](http://www.FloridaCommercialCare.com)



# **EXHIBIT 4**

AGENDA

**ELITE FENCE OF TAMPA BAY**  
 5317 N Falkenburg Rd  
 Tampa, FL 33610 US  
 +18138170392  
 elitefenceandoutdoor@gmail.com  
 www.elitefenceandoutdoor.com

## Estimate



### ADDRESS

South Shore Bay CCD  
 2502 N Rocky Point Dr  
 Tampa, FL 33607

ESTIMATE #	DATE
10504	12/15/2025

### P.O. NUMBER

5509 Little Path Dr Wimauma

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Vinyl Fence	6ft Tan Vinyl	1	780.00	780.00
		-Remove and replace 1 post			
		-2 new sections			
		-60lbs of concrete per line post			

This quote when accepted by customer becomes a contract between the two parties. Property owner is responsible for locating, staking, clearing the fence line. Elite Fence will not be liable for any damage to sprinkler, pool lines, or private utility lines. Bounce check will result in the customer covering fee. If a sprinkler line is to be moved/replaced by elite fence a \$75 fee applies. If post and bracket setup is needed a \$75 fee applies. If contract is canceled without 72-hour notice customer will be charged a 25 % percent of the total contract. Final payment is due upon job completion. If fence sign is removed warranty would be voided. If second trip is needed due to customer not clearing fence line fees may apply. Homeowner shall clean up pet waste before installation date or fees may apply. Crew will spread dirt from digging as much as possible, no hauling of dirt included. Deposits on any special orders are not refundable. Material is Elite Fences' possession until final payment.

SUBTOTAL	780.00
TAX	0.00
<b>TOTAL</b>	<b>\$780.00</b>

Accepted By

*Andette R*

Accepted Date

1/2/2026

# **EXHIBIT 5**

AGENDA



Southshore Bay CDD

Gary Schwartz

Complete

Score	64 / 73 (87.67%)	Flagged items	0	Actions	0
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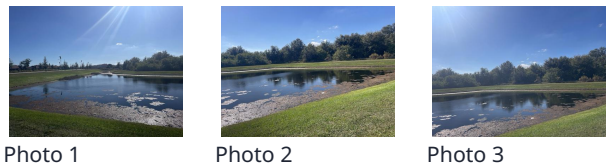
29 Dec 2025 14:12 EST

Prepared by	Gary Schwartz
Ponds	35 / 36 (97.22%)
Ponds 1	2 / 3 (66.67%)

Ponds

Fair

The algae in the pond is dead and will need to biodegrade. The trash in the pond needs to be removed.



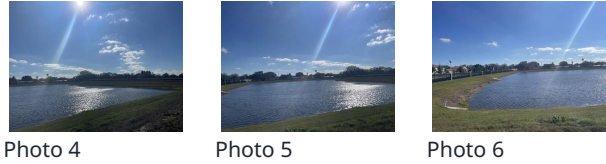
Pond Location

Hidden Creek Blvd  
Wimauma FL 33598  
United States  
(27.699086419149534,  
-82.3261204843548)

Ponds 2	3 / 3 (100%)
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Ponds

Good



Pond Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.692339359808425,  
-82.32553582646169)

Ponds 3	3 / 3 (100%)
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Ponds

Good



Photo 7



Photo 8



Photo 9

### Pond Location

17509 Holly Well Ave  
Wimauma FL 33598  
United States  
(27.69155439457641,  
-82.32244625695266)

Ponds 4

3 / 3 (100%)

### Ponds

Good



Photo 10



Photo 11

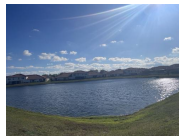


Photo 12

### Pond Location

Silent Crest Dr  
Wimauma FL 33598  
United States  
(27.692814394276425,  
-82.32304002626383)

Ponds 5

3 / 3 (100%)

### Ponds

Good



Photo 13



Photo 14

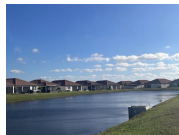


Photo 15

### Pond Location

17111 Holly Well Ave  
Wimauma FL 33598  
United States  
(27.695469242299243,  
-82.32185600337544)

Ponds 6

3 / 3 (100%)

### Ponds

Good

Remove the trash in the pond



Photo 16



Photo 17



Photo 18

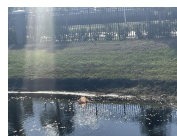


Photo 19

### Pond Location

5353 Windy Grove Dr  
Wimauma FL 33598



United States  
(27.695469455819293,  
-82.32522812679626)

Ponds 7 3 / 3 (100%)

Ponds Good



Photo 20



Photo 21



Photo 22

Pond Location 5341 Windy Grove Dr  
Wimauma FL 33598  
United States  
(27.695909851570626,  
-82.32537797333728)

Ponds 8 3 / 3 (100%)

Ponds Good



Photo 23



Photo 24



Photo 25

Pond Location 16832 Banner Shell Pl  
Wimauma FL 33598  
United States  
(27.706140748774015,  
-82.32077572334056)

The heavily receded pond is well maintained.

Ponds 9 3 / 3 (100%)

Ponds Good

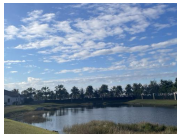


Photo 26



Photo 27



Photo 28

Pond Location 5300-5398 Stoic Vale Dr  
Wimauma FL 33598  
United States  
(27.7022602642213,  
-82.32097338892736)

Ponds 10 3 / 3 (100%)

Ponds Good

17029 Clear Cork Dr  
Wimauma FL 33598  
United States  
(27.699600879240613,  
-82.32437603311139)

Pond Location



Photo 29



Photo 30



Photo 31

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 32



Photo 33



Photo 34

Pond Location

17026 Clear Cork Dr  
Wimauma FL 33598  
United States  
(27.699389894573017,  
-82.32403764265578)

Ponds 12

3 / 3 (100%)

Ponds

Good



Photo 35



Photo 36



Photo 37

Pond Location

16881 Scuba Crest St  
Wimauma FL 33598  
United States  
(27.703211777869335,  
-82.32106869116642)

Landscaping

16 / 18 (88.89%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good

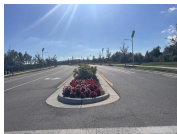


Photo 38



Photo 39



Photo 40



Photo 41

Landscaping Location

Lagoon Shore Blvd

Wimauma FL 33598  
United States  
(27.69559328951808,  
-82.32593064034283)

## Landscaping 2

2 / 3 (66.67%)

### Landscaping

Fair

The Arboricola plants will need to be cut back again in the spring.



Photo 42



Photo 43

### Landscaping Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.6955381874253,  
-82.3258080706767)

## Landscaping 3

3 / 3 (100%)

### Landscaping

Good



Photo 44



Photo 45



Photo 46

### Landscaping Location

Scuba Crest St  
Wimauma FL 33598  
United States  
(27.692360367079797,  
-82.32523455987666)

## Landscaping 4

3 / 3 (100%)

### Landscaping

Good



Photo 47



Photo 48



Photo 49



Photo 50

### Landscaping Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.69094745411043,  
-82.32510744955282)

## Landscaping 5

2 / 3 (66.67%)

## Landscaping

Fair

The leaning tree needs to be straightened and banded to encourage proper growth. trim the Tree sucker. FCC needs to submit an estimate to replace the turf.



Photo 51



Photo 52



Photo 53

## Landscaping Location

5472 Bishop Rd  
Wimauma FL 33598  
United States  
(27.690482978069333,  
-82.32506583867718)

## Landscaping 6

3 / 3 (100%)

## Landscaping

Good



Photo 54

## Landscaping Location

17306 Banded Gold Ln  
Wimauma FL 33598  
United States  
(27.690537926231933,  
-82.31881430981164)

## Mailbox

## Mailbox Location

## Streetlights

Working

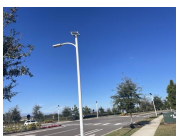


Photo 55

## Streetlights Location

17043 Pocket Reel Ln  
Wimauma FL 33598  
United States  
(27.69857565303305,  
-82.3257498621475)

## Signage

Good



Photo 56

Gates

Good



Photo 57



Photo 58

Sidewalks



Photo 59

Sidewalks Location

17570 Holly Well Ave  
Wimauma FL 33598  
United States  
(27.69104448981822,  
-82.32498293671279)



Photo 60

Common Area Fence

Good



Photo 61

Roads

Good



Photo 62



Photo 63

Roads Location

Lagoon Shore Blvd  
Wimauma FL 33598  
United States  
(27.69098818604946,  
-82.32520941940408)

Sign Off

Gary Schwartz  
30 Dec 2025 10:49 EST



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

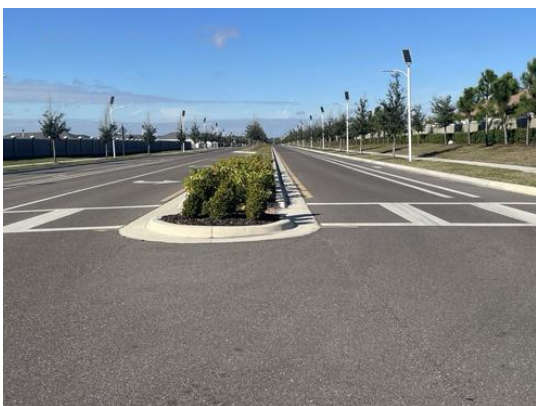


Photo 45



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



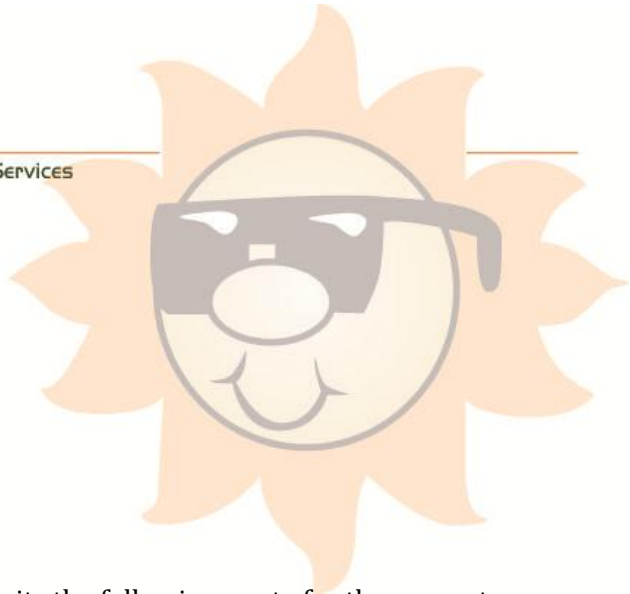
Photo 62



Photo 63

# **EXHIBIT 6**

## **AGENDA**



January 8, 2025

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

**Re: Southshore Bay CDD**

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

**QUOTED:** Install a new irrigation zone for common areas at the dead end on Auburn Dove Lane for where new sod is being installed at Southshore Bay. Below is a description of work to be completed and cost if approved.

**SCOPE OF WORK:**

**Valve installation-**

- Dispatched technicians to site.
- Excavate the area around where valve is going to be installed.
- Expose the irrigation wiring and mainline pvc connections.
- Cut out section of mainline to install a POC for new valve.
- Using the appropriate PVC connections install the new ball valve and valve.
- Connect new 2 wire to existing 2 wire for decoder using direct burial connections.
- Turn on the water source and test valve operation from the timer.
- Backfill the excavation and restore the area.
- Remove all debris from the jobsite.
- Verify timer programming and schedule.

**Valve Box Installation-**

- Excavate an area around the valve / junction connections.
- Cut the valve box to accommodate pvc or wire pass through.
- Install the valve box to grade.
- Backfill around the box packing to be sure it doesn't sink or settle.
- Remove the lid and verify the connections are secure.
- Replace the lid and restore the area.
- Clean up debris and remove from site.

**Decoder Installation-**

- Expose the communication wire and connections.
- Program the decoder with the appropriate information with ICD handheld.
- 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.





**Zone Line installation-**

- Excavate and trench from valve to the desire distance of the zone.
- Using the appropriate PVC connections and a solvent weld cement makes the connection to the valve and install new zone line.
- Install POC of zone line for Sprays/Rotors.
- Allow the cement to cure and turn on the zone to test for leaks.
- Backfill the excavation and restore the area.
- Clean up debris and remove it from the jobsite.

**Spray Head and Rotor Installation-**

- Excavate the area off the zone line POC for Spray/Rotors.
- Install a new device using a solvent cement on the joints.
- Backfill the excavation and set the device to grade.
- Turn on the zone to flush out any foreign materials from the spray body.
- Turn zone off.
- Install a nozzle appropriate for the area or plant material.
- Turn on zone to determine nozzle is operational.
- Using adjustments tool fine tune adjustment to complete repair.
- Remove any debris from the area.
- Restoring repair site.

**Total Price- \$3,729.21**

Proposal Accepted \_\_\_\_\_

DATE

\_\_\_\_\_  
SIGNATURE

*Stephen Mc Dowell*  
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.