

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

Southshore Bay Community Development District

Regular Meeting and Public Hearing Agenda

Monday, August 10, 2026 at 6:00 P.M.

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

Teams:

Teams Link: [Meeting Link](#)

Dial In: +1 312 667 7136

Meeting ID: 833 421 382#

Dear Supervisors:

A meeting of the Board of Supervisors of the Southshore Bay Community Development District is scheduled for **Monday, August 10, 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.

A. Roll Call

B. Audience Comments – (limited to 3 minutes per individual for agenda items)

C. Business Items

A. FY 2026-2027 Budget Public Hearing

- Open Public Hearing
 - Affidavit of Publication – July 17 & 24, 2026
- Presentation of the FY 2026-2027 Budget
- Public Comments
- Close Public Hearing

Exhibit 1

B. Consideration for Adoption – **Resolution 2026-11**, Adopting FY 2026-2027 Budget

Exhibit 2

- Exhibit A – FY 2026-2027 Adopted Budget

**Under Separate
Cover**

C. FY 2026-2027 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration for Adoption – **Resolution 2026-12**, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget

Exhibit 3

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
Lori Price - Assistant Secretary
Christie Ray - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

➤ Exhibit A – FY 2026-2027 Budget

District Staff:

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

*Under Separate
Cover*

E. Consideration for Adoption – **Resolution 2026-13**, Adopting the FY 2026-2027 Meeting Schedule

Exhibit 4

F. Consideration for Acceptance – Developer Licensing Agreement

*Under Separate
Cover*

D. Consent Agenda

A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 8, 2026

Exhibit 5

B. Ratification of Florida Commercial Care – Spray Head, Rotor and Nozzle Replacement - \$398.79

Exhibit 6

C. Ratification of Florida Commercial Care – Plants Replacement - \$5,177.24

Exhibit 7

D. Ratification of Florida Commercial Care – Palm Tree Trimming - \$465.00

Exhibit 8

E. Staff Reports

A. District Counsel

B. District Engineer

C. Kai Field Staff

D. District Manager

F. Supervisors Requests

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

H. 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

Serial Number
26-02465H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

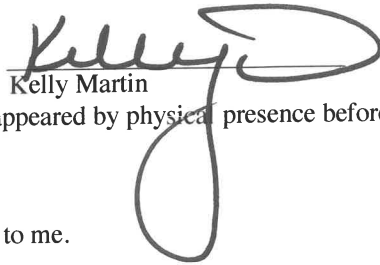
being a Notice of Public Hearing

in the matter of Southshore Bay CDD Board of Supervisors Meeting on 8/10/26 at 6:00 PM

in the Court, was published in said newspaper by print in the issues of 7/17/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

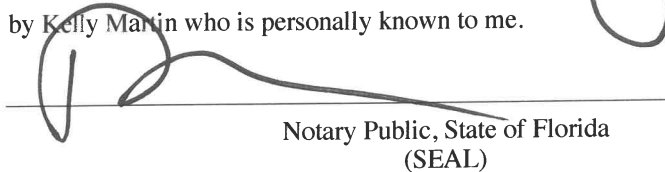
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.


Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

**Notice of Public Hearing and Board of Supervisors Meeting of the
Southshore Bay Community Development District**

The Board of Supervisors (the "Board") of the Southshore Bay Community Development District (the "District") will hold a public hearing and a meeting Monday, August 10, 2026, at 6:00 p.m. at Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.southshorebaycdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at 813-474-7086.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product ¹	Units	ERU	Gross Assmt/Unit
Active Adult	463	1.00	\$574.73
Production 22' (TH Phase 5)	196	0.03	\$130.34
Production 22' (TH Phase 6)	464	0.45	\$1,975.77
Total	1123		

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

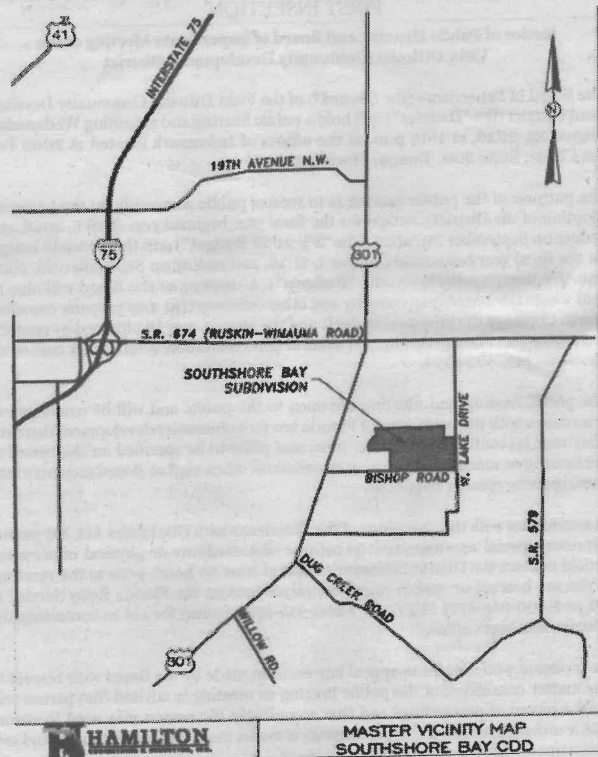
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the 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.

Audette Bruce, District Manager



July 17, 2026

26-024651

Serial Number
26-02576H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Southshore Bay CDD Board of Supervisors Meeting on 8/10/26 at 6:00 PM

in the Court, was published in said newspaper by print in the issues of 7/24/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

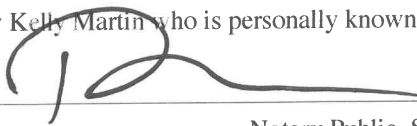
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of July, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

Notice of Public Hearing and Board of Supervisors Meeting of the Southshore Bay Community Development District

The Board of Supervisors (the "Board") of the Southshore Bay Community Development District (the "District") will hold a public hearing and a meeting Monday, August 10, 2026, at 6:00 p.m. at Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.southshorebaycdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at (813) 565-4663.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the 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.

Audette Bruce, District Manager
July 24, 2026

26-02576H

EXHIBIT 2

AGENDA

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSHORE BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Southshore Bay Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Southshore Bay Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2026.

Attested By:

**Southshore Bay
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

EXHIBIT 3

AGENDA

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Southshore Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (“**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2026.

Attested By:

**Southshore Bay Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

EXHIBIT 4

AGENDA

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Southshore Bay Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTHSORE BAY COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “**FY 2026/2027**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Hillsborough County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 10, 2026.

ATTEST:

**SOUTHSORE BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2026/2027
Southshore Bay Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Southshore Bay Community Development District shall be held at **6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578**. The meeting dates are as follows:

October 12, 2026
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the 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.

Kai, District Management

Publish: August 28, 2026 (Business Observer – Hillsborough County)

EXHIBIT 5

AGENDA

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-09, Setting Landowners Election and Meeting**, for the Southshore Bay Community Development District.

D. Exhibit 4: Consideration for Adoption – Resolution 2026-10, Approving Proposed Budget and Setting Public Hearing

➤ Exhibit A – Proposed Budget for Fiscal Year 2026/2027

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-10, Approving Proposed Budget and Setting Public Hearing**, for the Southshore Bay Community Development District.

E. Discussion on 17309 Auburn Dove Lane

➤ Exhibit 5: Diagram

➤ Exhibit 6: Options

The Board discussed and decided to defer a final decision until the resident controlled Board took office.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Acceptance – The Unaudited March 2026 Financials

➤ The Negative Variance for March 2026

B. Exhibit 8: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held April 13, 2026

C. Exhibit 9: Ratification of Florida Commercial Care – Irrigation Controller Repair - \$1,992.83

D. Exhibit 10: Ratification of ECS Integrations – Bishop Gate Picket Weld - \$855.00

E. Exhibit 11: Ratification of Florida Commercial Care – Staking of Oak Tree - \$139.97

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved 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

Mr. Kostakis confirmed the property line and utility easement and stated that the matter would be subject to the Board's decision.

C. Kai Field Staff

➤ Exhibit 12: Landscaping Report Dated May 1, 2026

➤ Consideration of Florida Commercial Care Proposals

1. Exhibit 13: Palm Tree Trimming - \$4,950.00

2. Exhibit 14: Installation of New Irrigation Lines for 15 New Trees - \$3,714.42

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved proposals from Florida Commercial Care for Palm Tree Trimming and Installation of New Irrigation Lines for 15 New Trees in the amount of \$4,950.00, and \$3,714.42, respectively, for the Southshore Bay Community Development District.

D. District Manager

- Exhibit 15: Presentation of Number of Registered Voters - 593
- Exhibit 16: Affidavit of Notice of Qualifying Period for Candidates for the Board of Supervisors

Ms. Bruce reported on the upcoming Board election, discussed recent vehicle break-ins and potential security enhancements, and provided updates regarding gate lighting and a proposed landscaping improvement by Lennar.

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)

Resident spoke to the recent automobile break-ins within Medley.

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 Mr. Draper, 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 6

AGENDA



Customer:

Southshore Bay CDD
HiKai
2502 North Rocky Point Drive
Tampa, FL 33607

Property:

Southshore Bay CDD
16881 Lagoon Shore Boulevard
Wimauma, FL 33598

Southshore Bay CDD

PROPOSAL - Technicians have reported during the July wet check the following irrigation issues at Southshore Bay CDD.

Zone 12 - 1 spray popup, 1 nozzle.

Zone 29 - 2 Rotor.

Zone 30 - 1 spray pop, 1 nozzle.

Zone 34 - 1 spray pop, 1 nozzle.

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

SCOPE OF WORK:

Spray Head and Rotor Replacement-

- Excavate the area around the damaged device.
- Expose the connection to the irrigation head.
- Cut the connection loose and prep the line for installation.
- 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.

Nozzle Replacement-

- Turn on zone to determine area of coverage.
- Flag spray head that nozzle needs replaced.
- Turn zone off.
- Remove nozzle from device.
- Install new nozzle to allow full coverage to area.
- Turn on zone to determine nozzle is operational.
- Using adjustments tool fine tune adjustment to complete repair.
- Remove any debris from the area.

Subtotal	\$398.79
Estimated Tax	\$0.00
Total	\$398.79

Terms & Conditions

By _____
Clair Cunningham

Date 7/10/2026

Florida Commercial Care

By 

Date 7/16/2026

Southshore Bay CDD

EXHIBIT 7

AGENDA



Proposal #3047

Date: 7/7/2026

Customer:

Southshore Bay CDD
HiKai
2502 North Rocky Point Drive
Tampa, FL 33607

Property:

Southshore Bay CDD
16881 Lagoon Shore Boulevard
Wimauma, FL 33598

Southshore Bay plants replacements

- Dispatch the crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.

Installation of (40) 3 gal Sweet Viburnums along the wall outside Lennar at Southshore in replacement of the dead ones caused by irrigation issues.

Installation of (20) bales of pine straw.
- Clean all debris from work completed and haul all debris to a local landfill.

IRRIGATION - Installation of new valve, decoder, valve box, zone line, lateral line, drip poc, and drip line for hedge row along the wall .

Subtotal	\$5,177.24
Estimated Tax	\$0.00
Total	\$5,177.24

Terms & Conditions

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

By _____
Israel Vega
Date 7/7/2026

Florida Commercial Care

By 
Date 7/22/26

Southshore Bay CDD

EXHIBIT 8

AGENDA



Proposal #3320

Date: 7/14/2026

Customer:

Southshore Bay CDD
HiKai
2502 North Rocky Point Drive
Tampa, FL 33607

Property:

Southshore Bay CDD
16881 Lagoon Shore Boulevard
Wimauma, FL 33598

Southshore Bay Palm tree trimming

- Dispatch the crew with all the required equipment and materials needed to complete the work order.
- Ensure all precautionary and traffic safety cones are utilized to divert traffic.
- Trimming of (3) overgrown Bismark palm at the median exit of SSB.
- Clean all debris from work completed and haul all debris to a local landfill.

Subtotal	\$465.00
Estimated Tax	\$0.00
Total	\$465.00

Terms & Conditions

Florida Commercial Care will not be responsible for planting material that is planted in inappropriate locations or is inappropriate for this region of Florida. Annual flowers and other plants, which are not installed by Florida Commercial Care, are not guaranteed by Florida Commercial Care. Florida Commercial Care will not be responsible for excessive water or lack of water, when such action has been caused by actions of others (including but not limited to Government Agencies, act of God, incurable and unpredicted diseases, car damage and third party damage) outside of Florida Commercial Care control including but not limited to such actions as changes in watering schedule determined or made by Client without the approval of Florida Commercial Care or additional watering by a Lot Owner without the approval of Florida Commercial Care and drainage problems. Florida Commercial Care cannot be held responsible for insects, weeds, and diseases that are not prevalent or problematic and/or no treatment is available chemically or otherwise in the county where work is to be performed.

By _____
Israel Vega
Date 7/14/2026
Florida Commercial Care

By
Date 7/16/2026
Southshore Bay CDD