

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 Agenda

Monday, September 14, 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, September 14, 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. Consent Agenda
 - A. Consideration for Acceptance – July 2026 Financials *Under Separate Cover*
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held August 10, 2026 **Exhibit 1**
 - C. Ratification of Florida Commercial Care – Irrigation Repair - \$664.25 **Exhibit 2**
- D. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Kai Field Staff – Luis Martinez
 - Safety Culture Report Dated September 4, 2026 **Exhibit 3**
 - Consideration of Landscaping Proposals
 - 1. Red Tree – Fall Seasonal Color Rotation - \$5,925.00 **Exhibit 4**
 - 2. Red Tree – First Island Sod Renovation - \$5,750.00 **Exhibit 5**
 - 3. Red Tree – Plant Replacement - \$35,077.00 **Exhibit 6**
 - 4. Florida Commercial Care – Plant Replacement - \$34,548.57 **Exhibit 7**

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
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John Vericker - District Counsel
Vasili Kostakis - District Engineer

5. Florida Commercial Care – Bishop Entrance Middle Island Landscape
Installation - \$7,999.36

Exhibit 8

D. District Manager

E. Supervisors Requests

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

G. 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

1 **MINUTES OF MEETING**

2 **SOUTHSHORE BAY**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the Southshore Bay
5 Community Development District was held on Monday, August 10, 2026 at 6:00 p.m. at Hilton Garden
6 Inn, 4328 Garden Vista 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 Michael Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Lori Price	Board Supervisor, Assistant Secretary
13 Christie Ray (<i>virtual</i>)	Board Supervisor, Assistant Secretary
14 Brittany Crutchfield	Board Supervisor, Assistant Secretary

15 Also present was:

16 Audette Bruce District Manager, Kai

17 *The following is a summary of the discussions and actions taken at the August 10, 2026 Southshore Bay*
18 *CDD Board of Supervisors Regular Meeting and Public Hearing.*

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

21 There were five audience members present, and four online.

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

23 A. FY 2026-2027 Budget Public Hearing

24 ➤ Open Public Hearing

- 25 • Exhibit 1: Affidavit of Publication – July 17 & 24, 2026

26 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **opened**
27 the FY 2026-2027 Budget Public Hearing, for the Southshore Bay Community Development District.

28 ➤ Exhibit 2: Presentation of the FY 2026-2027 Budget

29 Mr. Lawson noted that the budget increased by approximately 4% from last year and
30 discussed the areas where the budget was allocated.

31 ➤ Public Comments

32 ➤ Close Public Hearing

33 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **closed** the
34 FY 2026-2027 Budget Public Hearing, for the Southshore Bay Community Development District.

35 B. Exhibit 3: Consideration for Adoption – Resolution 2026-11, Adopting FY 2026-2027 Budget

36 ➤ Exhibit A – FY 2026-2027 Adopted Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-11, Adopting FY 2026-2027 Budget**, for the Southshore Bay Community Development District.

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

➤ Open Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **opened** the FY 2026-2027 Levying O&M Assessments Public Hearing for the Southshore Bay Community Development District.

➤ Public Comments

➤ Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **closed** the FY 2026-2027 Levying O&M Assessments Public Hearing for the Southshore Bay Community Development District.

D. Exhibit 4: Consideration for Adoption – Resolution 2026-12, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget

➤ Exhibit A – FY 2026-2027 Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-12, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget**, for the Southshore Bay Community Development District.

E. Exhibit 5: Consideration for Adoption – **Resolution 2026-13**, Adopting the FY 2026-2027 Meeting Schedule

Ms. Bruce presented the FY 2027 meeting schedule. Meetings will continue to be held on the second Monday of each month at 6:00 p.m. at the same location. She also noted that the newly elected Board, upon assuming office in November 2026, may choose to modify the meeting schedule.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-13, Adopting the FY 2026-2027 Meeting Schedule**, for the Southshore Bay Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Acceptance – April 2026 Financials

B. Exhibit 6: Consideration for Acceptance – May 2026 Financials

C. Exhibit 6: Consideration for Acceptance – June 2026 Financials

D. Exhibit 9: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 8, 2026

E. Exhibit 10: Ratification of Florida Commercial Care – Spray Head, Rotor and Nozzle Replacement - \$398.79

F. Exhibit 11: Ratification of Florida Commercial Care – Plants Replacement - \$5,177.24

G. Exhibit 12: Ratification of Florida Commercial Care – Palm Tree Trimming - \$465.00

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board **approved Consent Agenda Items A-G**, 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

There being none, the next item followed.

D. District Manager

Ms. Bruce reported that the upcoming elections will include three candidates running for Board seats. Two seats will be on the November 2026 general election ballot, while the third seat will be filled through a separate landowner election.

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)

A resident reported that there are dead trees outside their gate along Bishop Road and requested a proposal for their replacement.

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 2

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

Irrigation Repair - Southshore Bay CDD

PROPOSAL - Technician has reported the following irrigation needs repaired at Southshore CDD.

- Lagoon Shore Blvd - Zone line break.
- Cataline Cove Ave - Zone line break, 1 spray head, 4 plugged Nozzles and a drip break.

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

SCOPE OF WORK:

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.

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.

Drip Line Repairs-

- Identify the leak or damage to the drip line.
- Cut each end clean leaving space between emitters.
- Add drip line between the cuts to fit the damaged area.
- Using drip couplings or adapters make the connections.
- Install drip line staples to secure the line to the ground.
- Cover the drip line with surrounding mulch.
- Turn on the zone to verify repair is complete.
- Remove debris from site.

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.

Subtotal	\$664.25
Estimated Tax	\$0.00
Total	\$664.25

Terms & Conditions

By _____
Fred Theide

Date 8/16/2026
Florida Commercial Care

By 

Date 8/17/2026
Southshore Bay CDD

EXHIBIT 3

AGENDA



Southshore Bay CDD

Luis Martinez

Complete

Score	61 / 70 (87.14%)	Flagged items	1	Actions	1
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4 Sep 2026 11:09 EDT

Prepared by	Luis Martinez
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Ponds	30 / 30 (100%)
-------	----------------

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



Photo 1



Photo 2

Pond Location	Behind 5329 Windy Grove Drive
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Ponds 2	3 / 3 (100%)
---------	--------------

Ponds	Good
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The pond appears to be in generally good condition, with clear open water and no significant algae or debris visible. Some shoreline vegetation and isolated bare areas are present and should continue to be monitored.



Photo 3



Photo 4

Pond Location	Middle Of Auburn Arch Loop
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Ponds 3	3 / 3 (100%)
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Ponds	Good
-------	------



Photo 5



Photo 6

Pond Location

Behind Auburn Arch Loop

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 7



Photo 8

Pond Location

Corner Of Lagoon Shore
Boulevard/Cataline Cove

Ponds 5

3 / 3 (100%)

Ponds

Good

The pond appears to be in generally good condition, with minor algae and aquatic vegetation visible along the shoreline. The water is otherwise clear, and the surrounding banks are well maintained. I will notify the Aquatics team for further review.



Photo 9



Photo 10

Pond Location

Middle Holly Well Ave/Silent Crest

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 11



Photo 12

Pond Location

Middle Of Blue Walk St/Silent
Crest

Ponds 7

3 / 3 (100%)

Ponds

Good

Spike rush along the pond's shoreline has been treated by the Aquatics team. The area will continue to be monitored to evaluate the treatment's effectiveness and determine whether any additional applications are needed.



Photo 13

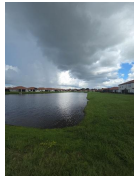


Photo 14

Pond LocationMiddle Of Holly Well Ave/Sparrow
Case St

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 15



Photo 16

Pond LocationMiddle Of Scuba Crest/Sparrow
Case

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 17



Photo 18

Pond LocationMiddle Of Lagoon Shore
Boulevard/Star Banks St

Ponds 10

3 / 3 (100%)

Ponds

Good

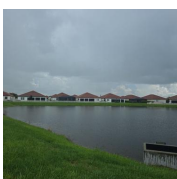


Photo 19

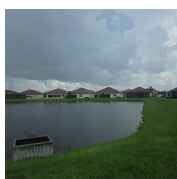


Photo 20

Middle Of Windy Grove/ Star

Pond Location

Banks St

Landscaping

15 / 21 (71.43%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair

The annuals within the median are currently in poor condition, and the existing soil appears to be affecting their overall health and appearance. I am obtaining a proposal to replace the annuals, improve the soil, and install a more durable, long-term planting option—Taiwanese Ixora. Sod replacement is also recommended throughout the middle island to improve its overall appearance.



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

Landscaping LocationBishops Rd/Lagoon Shore
Boulevard

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

Several areas along Lagoon Shore Boulevard have thin, deteriorated sod with exposed soil and significant weed growth. Sod replacement is recommended to restore consistent turf coverage and improve the overall appearance of the roadway.



Photo 27

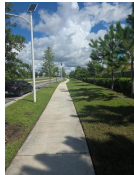


Photo 28



Photo 29



Photo 30

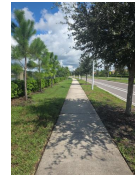


Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

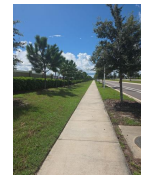


Photo 44



Photo 45



Photo 46

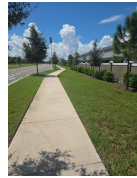


Photo 47



Photo 48



Photo 49



Photo 50

Landscaping Location

On Lagoon Shore Boulevard

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

Several plants are missing within this flower bed, leaving noticeable open areas. Installing additional plants of the same variety is recommended to fill the gaps and create a fuller, more uniform appearance.



Photo 51



Photo 52



Photo 53

Landscaping Location

On Lagoon Shore
Boulevard/Scuba Crest

Landscaping 4

2 / 3 (66.67%)

Landscaping

Fair

Plants are missing within this flower bed, leaving noticeable open areas. Installing additional plants of the same variety is recommended to fill the gaps and create a fuller, more uniform appearance.



Photo 54



Photo 55



Photo 56

Landscaping Location

Lagoon Shore Boulevard/
southern haven Drive

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair

Several plants are missing within this flower bed, leaving noticeable open areas. Installing additional plants of the same variety is recommended to fill the gaps and create a fuller, more uniform appearance.



Photo 57



Photo 58



Photo 59

Landscaping Location

On Lagoon Shore
Boulevard/Heirloom Valley Ct

Landscaping 6

2 / 3 (66.67%)

Landscaping

Fair

The oak tree is showing significant signs of decline, including a thinning canopy, extensive dead branches, and browning foliage. The condition has been reported to our landscape vendor for evaluation and recommendations.



Photo 60



Photo 61



Photo 62

Landscaping Location

On Lagoon Shore Boulevard
Between Hidden Creek/Heirloom
Valley Ct.

Landscaping 7

3 / 3 (100%)

Landscaping

Good

A couple of pine trees along West Lake Drive were observed leaning and may require corrective staking or further evaluation. The condition has been reported to our landscape vendor for review and recommended action.



Photo 63

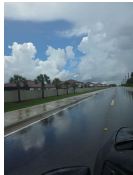


Photo 64



Photo 65

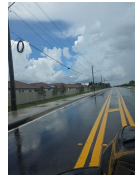


Photo 66

Landscaping Location

On West Lake Drive

Mailbox

Good

N/A

Mailbox Location

N/A

Streetlights

Working



Photo 67



Photo 68

Streetlights Location

Throughout The Community

Signage

Good

N/A

Gates

Fair

Gates left open repair order

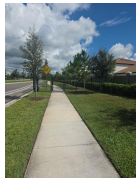


Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77

Sidewalks

Poor

A section of the sidewalk along Lagoon Shore Boulevard is severely cracked and uneven, creating a potential tripping hazard and safety concern for residents. Replacement of the damaged concrete section is recommended to restore a safe and accessible walking surface.



Photo 78



Photo 79



Photo 80

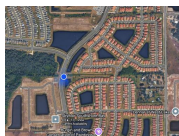


Photo 81

To do | Assignee: Luis Martinez | Priority: High | Due: 25 Sep 2026 12:02 EDT | Created by: Luis Martinez

sidewalk repair

A section of the sidewalk along Lagoon Shore Boulevard is severely cracked and uneven, creating a potential tripping hazard and safety concern for residents. Replacement of the damaged concrete section is recommended to restore a safe and accessible walking surface.

Sidewalks Location

On Lagoon Shore/Hidden Creek Boulevard

Common Area Fence

Good



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86

Roads

Good

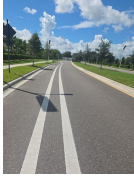


Photo 87



Photo 88



Photo 89



Photo 90

Roads Location

Throughout The Community

Sign Off

4 Sep 2026 15:40 EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions

Sidewalks

Poor

A section of the sidewalk along Lagoon Shore Boulevard is severely cracked and uneven, creating a potential tripping hazard and safety concern for residents. Replacement of the damaged concrete section is recommended to restore a safe and accessible walking surface.

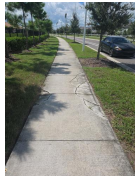


Photo 78



Photo 79



Photo 80

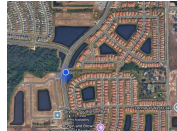


Photo 81

To do | Assignee: Luis Martinez | Priority: High | Due: 25 Sep 2026 12:02 EDT | Created by: Luis Martinez

sidewalk repair

A section of the sidewalk along Lagoon Shore Boulevard is severely cracked and uneven, creating a potential tripping hazard and safety concern for residents. Replacement of the damaged concrete section is recommended to restore a safe and accessible walking surface.

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

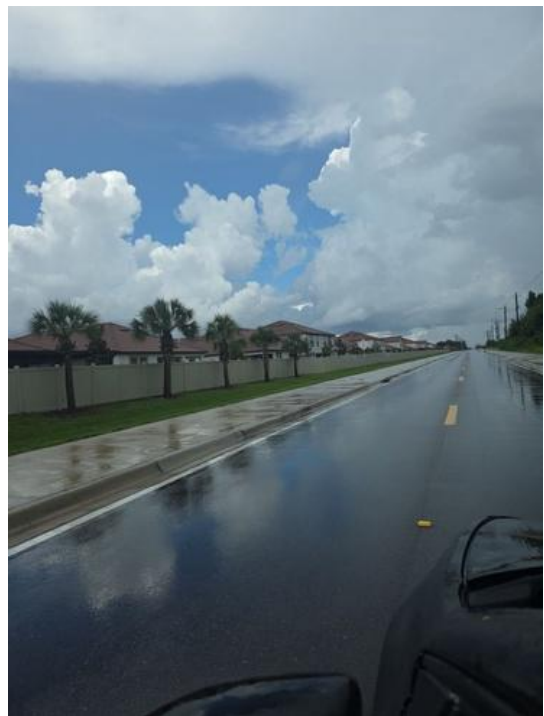


Photo 64



Photo 65

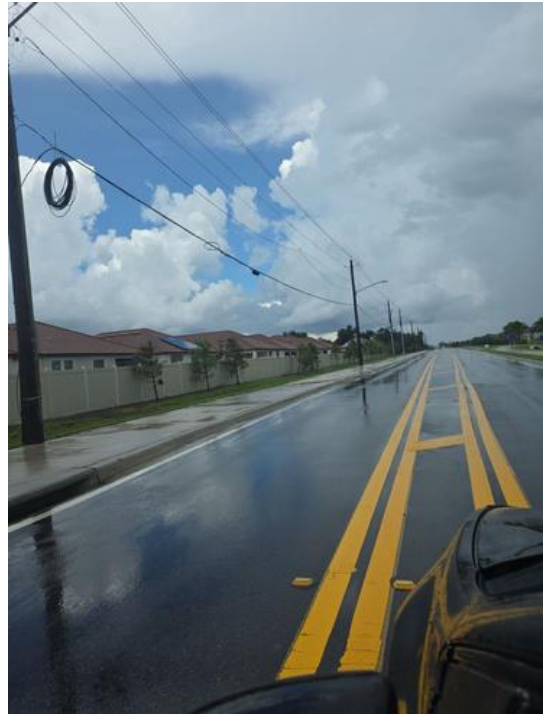


Photo 66



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



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

EXHIBIT 4

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

August 26, 2026

Fall Seasonal Color Rotation Proposal

For

Southshore Bay CDD

Attn: Luis Martinez

Luis@HiKai.com

- Remove summer annuals and haul away debris
- Implement 10 yards custom seasonal color planting mix to build proper raised and crowned seasonal color planting bed (Existing beds are concaved which is causing seasonal color to sit in water and get root rot)
- Install 1,500 Seasonal Color 4"
- Includes all materials, labor, hauling and dump fees

Total: \$5,925.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscapesystems.com / Cell phone: (727) 426.3679



EXHIBIT 5

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

August 26, 2026

First Island Sod Renovation Proposal

For

Southshore Bay CDD

Attn: Luis Martinez

Luis@HiKai.com

- Spray all turf areas in first island with non-selective herbicide a second application will be needed 14 days later as to eradicate wild Bermuda properly
- Cut out with sod cutter and haul away debris
- Install 2,500 sq ft Premium St Augustine Floratam Sod
- Includes all materials, labor, hauling and dump fees

Total: \$5,750.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679



EXHIBIT 6

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapeystems.com

5532 Auld Lane, Holiday FL 34690

August 26, 2026

Plant Replacement Proposal

For

Southshore Bay CDD

Attn: Luis Martinez

Luis@HiKai.com

Shrub Installation

- Install 30 Sweet Viburnum 7gal north bound along Lagoon Shore Blvd
- Install 20 Variegated Arboricola 3gal median island towards Bishop Rd
- Install 2 Variegated Arboricola 3gal median island first bull nose
- Install 5 Variegated Arboricola 3gal median second bull nose
- Install 5 Dwarf Red Ixora 3gal median second bull nose
- Install 7 Variegated Arboricola 3gal second median last bull nose
- Install 5 Dwarf Red Ixora 3gal median second bull nose
- Install 3 Variegated Arboricola 3gal third median first bull nose
- Install 13 Variegated Arboricola 3gal third median last bull nose
- Install 9 Variegated Arboricola 3gal forth island first bull nose
- Install 3 Dwarf Red Ixora 3gal forth island first bull nose
- Install 5 Variegated Arboricola 3gal front of sign
- Install 8 Variegated Arboricola 7gal behind the sign wall
- Install 6 Dwarf Red Ixora 3gal behind sign wall
- Install 4 Variegated Arboricola 3gal last island first bull nose
- Install 6 Variegated Arboricola 3gal last island second bull nose

Sod Installation

- Install 16 Pallets of Premium St Augustine Floratam Sod along the wall across from Lennar Townhomes
- Install 10 Pallets of Premium St Augustine Floratam Sod along the northbound sidewalk across from the Lennar Townhomes
- Install 3 Pallets of Premium St Augustine Floratam Sod at third island first 250'

Includes all materials, labor, hauling, dump fees and initial watering with onsite irrigation after installation

Total: \$35,077.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

EXHIBIT 7

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 plants replacements.

Landscape Installation Proposal

Crew Instructions

Dispatch the crew with all required equipment, tools, materials, and personal protective equipment (PPE) necessary to complete the scope of work.

Prior to beginning work, install all required traffic control devices, including safety cones, warning signs, and barricades, to safely divert vehicular and pedestrian traffic throughout the work area. Follow all applicable traffic safety requirements at all times.

Scope of Work

Site Preparation

Remove and dispose of existing shrubs, vegetation, and any unsuitable material in designated planting areas.

Prepare all planting beds and soil for the installation of new shrubs and sod.

Shrub Installation

- Installation of (30) 7 gal Sweet Viburnum north bound along Lagoon Shore Blvd
- Installation of (20) 3 gal Arboricola Trinette median island towards Bishop Rd
- Installation of (2) 3 gal Arboricola Trinette median island first bull nose

- Installation of (5) 3 gal Arboricola Trinette median second bull nose median island
- Installation of (5) 3 gal Dwarf ixora Taiwanese median second bull nose median island
- Installation of (7) Arboricola Trinette second median island last bull nose.
- Installation of (5) 3 gal. Dwarf Ixora Taiwanese median second bull nose
- Installation of (3) 3 gal. Arboricola Trinette third median island first bull nose.
- Installation of (3) 3 gal. Dwarf Ixora Taiwanese third median island first bull nose
- Installation of (13) 3 gal Arboricola Trinette third median island last bull nose
- Installation of (9) 3 gal Arboricola Trinette fourth island first bull nose
- Installation of (3) 3 gal Dwarf ixora Taiwanese fourth island first bull nose
- Installation of (5) 3 gal Arboricola Trinette front of the sign
- Installation of (8) 7 gal Arboricola Trinette behind the sign wall
- Installation of (6) 3 gal Dwarf Ixora Taiwanese Behring the sign wall
- Installation of (4) 3 gal Arboricola Trinette last island first bull nose
- Installation of (6) 3 gal Arboricola Trinette last island second bull nose
- Installation of (31) 7 gal Sweet Viburnum along the wall south bound

Sod Installation

- Installation (16) pallets of Premium St. Augustine Floratam sod along the wall across from the Lennar townhomes.
- Installation (10) pallets of Premium St. Augustine Floratam sod along the northbound sidewalk across from the Lennar townhomes.

Final Cleanup

Remove all excess soil, plant containers, debris, and construction materials generated during the installation.

Haul and legally dispose of all debris at a local approved landfill.

Leave all planting beds, turf areas, sidewalks, curbs, and roadways clean and free of debris.

Water all newly installed shrubs and sod thoroughly upon completion to ensure

proper establishment.

Conduct a final walkthrough to verify all work has been completed in accordance with the work order.

Subtotal	\$34,568.57
Estimated Tax	\$0.00
Total	\$34,568.57

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 7/27/2026
Florida Commercial Care

By _____
 Date _____
Southshore Bay CDD



EXHIBIT 8

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 Bishop entrance middle island

Landscape Installation Proposal

Crew Instructions

Dispatch the crew with all required equipment, tools, materials, and personal protective equipment (PPE) necessary to complete the scope of work.

Prior to beginning work, install all required traffic control devices, including safety cones, warning signs, and barricades, to safely divert vehicular and pedestrian traffic throughout the work area. Follow all applicable traffic safety requirements at all times.

Scope of Work

Site Preparation

Remove and dispose of existing shrubs, vegetation, and any unsuitable material in designated planting areas.

Prepare all planting beds and soil for the installation of new shrubs and sod.

Shrubs/Materials Installation

- Removal, disposal and soil preparation for new plants and sod.
- Installation of (54) 3 gal, Ixora Taiwanese in replacement of the annual flowers tip of the front middle island.
- Installation of (2) yd, of compost soil amendment.
- Installation of (15) 7 gal. arboricolas to fill in the area.
- Installation of (7) pallets of premium Floratam sod first middle island Bishop entrance.

Final Cleanup

Remove all excess soil, plant containers, debris, and construction materials generated during the installation.

Haul and legally dispose of all debris at a local approved landfill.

Leave all planting beds, turf areas, sidewalks, curbs, and roadways clean and free of debris.

Water all newly installed shrubs and sod thoroughly upon completion to ensure proper establishment.

Conduct a final walkthrough to verify all work has been completed in accordance with the work order.

Subtotal	\$7,999.36
Estimated Tax	\$0.00
Total	\$7,999.36

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 9/7/2026

Florida Commercial Care

By _____

Date _____

Southshore Bay CDD



Sep 7, 2026 at 9:01:04 AM
Lagoon Shore Blvd
Wimauma FL 33598
United States



Sep 7, 2026 at 9:01:07 AM
Lagoon Shore Blvd
Wimauma FL 33598
United States

Sep 7, 2026 at 9:01:32 AM
Lagoon Shore Blvd
Wimauma FL 33596
United States

