

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. Business Items
 - A. **Consideration for Adoption – Resolution 2026-14, Designating Officers** **Exhibit 1**
 - B. **Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank**
- D. Consent Agenda
 - A. Consideration for Acceptance – July 2026 Financials **Exhibit 2**
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held August 10, 2026 **Exhibit 3**
 - C. Ratification of Florida Commercial Care – Irrigation Repair - \$664.25 **Exhibit 4**
 - D. Ratification of Florida Commercial Care – Irrigation Repair - \$529.00 **Exhibit 5**
 - E. Ratification of ECS Integrations – Bishop Rd Entrance NVR Replacement - \$2,840.00 **Exhibit 6**
- E. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Kai Field Staff – Luis Martinez

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

District Staff:

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

➤ Safety Culture Report Dated September 4, 2026

Exhibit 7

➤ Consideration of Landscaping Proposals

1. Red Tree – Fall Seasonal Color Rotation - \$5,925.00

Exhibit 8

2. Red Tree – First Island Sod Renovation - \$5,750.00

Exhibit 9

3. Red Tree – Plant Replacement - \$35,077.00

Exhibit 10

4. Florida Commercial Care – Plant Replacement - \$34,548.57

Exhibit 11

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

Exhibit 12

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

RESOLUTION 2026-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTHSORE BAY
COMMUNITY DEVELOPMENT DISTRICT, 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 Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF CURIOSITY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Michael Lawson</u>	Chair
<u>Doug Draper</u>	Vice-Chair
<u></u>	Vice-Chair
<u>Audette Bruce</u>	Secretary
<u>Ken Joines</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
<u>Lori Price</u>	Assistant Secretary
<u>Christie Ray</u>	Assistant Secretary
<u>Brittany Crutchfield</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of September 2026.

ATTEST:

**SOUTHSORE BAY COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Michael S. Lawson
Chair of the Board of Supervisors

EXHIBIT 2

AGENDA



Financial Reporting Package

Southshore Bay Community Development District

Period Ending: 07/31/2026

Southshore Bay Community Development District

Balance Sheet as of 7/31/2026

Assets	Operating	301 - Debt Service 2024 (AA2) Fund	Total
Cash - Operating			
101001 - Operating VNB #9802	\$471,791.43		\$471,791.43
Total Cash - Operating	\$471,791.43		\$471,791.43
Cash - Money Market, Reserves and Other			
101201 - Reserve BU #6930	\$1,777.07		\$1,777.07
Total Cash - Money Market, Reserves and Other	\$1,777.07		\$1,777.07
Accounts Receivable & Other Assets			
115100 - Accounts Receivable - Other	\$129,023.45		\$129,023.45
131101 - Due From 101 General Fund		\$2,645.06	\$2,645.06
155000 - Prepaid Items	\$17,284.00		\$17,284.00
156900 - Deposits - Non-Current	\$6,800.00		\$6,800.00
Total Accounts Receivable & Other Assets	\$153,107.45	\$2,645.06	\$155,752.51
Investments			
151100 - Series 2024 (AA2) Revenue Account		\$248,040.09	\$248,040.09
151104 - Series 2024 (AA2) Debt Service Reserve Account		\$255,277.21	\$255,277.21
Total Investments		\$503,317.30	\$503,317.30
Total Assets	\$626,675.95	\$505,962.36	\$1,132,638.31

Southshore Bay Community Development District

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2024 (AA2) Fund	Total
Current Liability				
202000 - Accounts Payable	\$34,944.48			\$34,944.48
207301 - Due To 301 - Debt Service 2024 (AA2) Fund	\$2,645.06			\$2,645.06
218000 - Accrued Expenses	\$15,000.00			\$15,000.00
Total Current Liability	\$52,589.54			\$52,589.54
Fund Balance				
280000 - Fund Balance - Nonspendable	\$9,043.03			\$9,043.03
281000 - Fund Balance - Restricted	\$14,553.81	\$743,458.78	\$3,134.84	\$761,147.43
284000 - Fund Balance - Unassigned	(\$76,864.23)			(\$76,864.23)
Total Fund Balance	(\$53,267.39)	\$743,458.78	\$3,134.84	\$693,326.23
Net Change in Fund Balance				
33750 - Net Income	\$627,353.80	(\$237,496.42)	(\$3,134.84)	\$386,722.54
Total Net Change in Fund Balance	\$627,353.80	(\$237,496.42)	(\$3,134.84)	\$386,722.54
Total Liabilities / Equity	\$626,675.95	\$505,962.36	-	\$1,132,638.31

Southshore Bay Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
325201 - Special Assessments - On-Roll	12.17	82,859.18	(82,847.01)	997,071.60	828,591.80	168,479.80	994,310.13
325202 - Special Assessments - Off-Roll	-	-	-	83,788.79	-	83,788.79	-
361100 - Interest	1,370.45	-	1,370.45	8,817.56	-	8,817.56	-
369900 - Miscellaneous Revenues	-	-	-	985.14	-	985.14	-
Total Income	1,382.62	82,859.18	(81,476.56)	1,090,663.09	828,591.80	262,071.29	994,310.13
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	380,054.00	380,054.00	-	380,054.00
Total Other Financing Sources	-	-	-	380,054.00	380,054.00	-	380,054.00
Total Income	1,382.62	82,859.18	(81,476.56)	1,470,717.09	1,208,645.80	262,071.29	1,374,364.13

Operating Expense

General Administration							
513001 - P/R - Board Of Supervisors	-	1,000.00	1,000.00	7,000.00	10,000.00	3,000.00	12,000.00
513002 - Payroll Taxes	-	76.50	76.50	673.20	765.00	91.80	918.00
513003 - Payroll Processing Fees	-	59.58	59.58	450.00	595.80	145.80	715.00
513101 - Professional Services - Management Consulting Services	2,666.67	2,666.67	-	29,333.37	26,666.70	(2,666.67)	32,000.00
513104 - Professional Services - Planning & Coordinating Service	2,000.00	2,000.00	-	22,000.00	20,000.00	(2,000.00)	24,000.00
513105 - Professional Services - Administrative Service	291.66	291.67	.01	3,208.26	2,916.70	(291.56)	3,500.00
513106 - Professional Services - Auditing Services	-	366.67	366.67	-	3,666.70	3,666.70	4,400.00
513107 - Professional Services - Engineering Services	2,065.25	333.33	(1,731.92)	3,211.25	3,333.30	122.05	4,000.00
513108 - Professional Services - Legal Services	1,069.50	1,250.00	180.50	8,045.05	12,500.00	4,454.95	15,000.00
513201 - Legal Advertisements	288.75	125.00	(163.75)	374.06	1,250.00	875.94	1,500.00
513202 - Insurance	-	3,333.33	3,333.33	20,264.49	33,333.30	13,068.81	40,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	145.80	(29.20)	175.00
513205 - Bank Fees	-	25.00	25.00	3,488.71	250.00	(3,238.71)	300.00
513206 - Travel Per Diem	-	25.00	25.00	614.74	250.00	(364.74)	300.00
513208 - Postage And Printing	-	41.67	41.67	-	416.70	416.70	500.00
513209 - Website Compliance (dev & hosting)	376.25	167.92	(208.33)	2,554.19	1,679.20	(874.99)	2,015.00
513901 - Administrative Contingency	754.34	1,208.33	453.99	3,311.34	12,083.30	8,771.96	14,500.00
Total General Administration	9,512.42	12,985.25	3,472.83	104,703.66	129,852.50	25,148.84	155,823.00
Debt Administration							
517101 - Dissemination Agent	500.00	708.33	208.33	6,249.98	7,083.30	833.32	8,500.00
517102 - Trustee Fees	354.68	354.68	-	3,546.80	3,546.80	-	4,256.13
517103 - Arbitrage	-	39.58	39.58	-	395.80	395.80	475.00
517201 - Gap Loan Repayment	-	-	-	230,622.10	230,571.00	(51.10)	230,571.00

Southshore Bay Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517202 - Gap Loan Required Reserve	-	-	-	14,553.81	14,554.00	.19	14,554.00
517203 - Gap Loan - Cost Of Issuance	-	650.00	650.00	7,800.00	6,500.00	(1,300.00)	7,800.00
517204 - Gap Loan Interest	-	1,571.12	1,571.12	9,533.02	15,711.20	6,178.18	18,853.46
539901 - Hurricane Damage (GAP Loan)	-	12,456.92	12,456.92	-	124,569.20	124,569.20	149,483.00
Total Debt Administration	854.68	15,780.63	14,925.95	272,305.71	402,931.30	130,625.59	434,492.59
Security							
529102 - Contracts - Security Cameras & Monitoring Equipment	165.00	1,980.00	1,815.00	660.00	19,800.00	19,140.00	23,760.00
529201 - R&M Cameras And Monitoring	157.00	55.00	(102.00)	1,573.93	550.00	(1,023.93)	660.00
529202 - R&M - Gates	540.00	2,862.33	2,322.33	5,414.88	28,623.30	23,208.42	34,348.00
529301 - Key Fob / Entry System	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
Total Security	862.00	5,730.66	4,868.66	7,648.81	57,306.60	49,657.79	68,768.00
Utilities							
531101 - Electricity	95.06	500.00	404.94	896.08	5,000.00	4,103.92	6,000.00
531201 - Streetpole Lighting	14,273.10	11,811.00	(2,462.10)	142,914.56	118,110.00	(24,804.56)	141,732.00
533101 - Water (Metro) Service Address Meter #01	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
Total Utilities	14,368.16	12,811.00	(1,557.16)	143,810.64	128,110.00	(15,700.64)	153,732.00
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,050.00	1,175.00	125.00	10,500.00	11,750.00	1,250.00	14,100.00
538301 - R&M - Ponds	-	1,250.00	1,250.00	-	12,500.00	12,500.00	15,000.00
Total Flood Control/Stormwater Management	1,050.00	2,425.00	1,375.00	10,500.00	24,250.00	13,750.00	29,100.00
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	12,500.00	12,500.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	18,738.00	24,571.33	5,833.33	187,380.00	245,713.30	58,333.30	294,856.00
539201 - Landscape Replacement & Replenishment	-	5,000.00	5,000.00	64,433.30	50,000.00	(14,433.30)	60,000.00
539202 - Landscape - Mulch	-	2,500.00	2,500.00	-	25,000.00	25,000.00	30,000.00
539203 - Landscape - Tree/Palm Trimming	4,950.00	416.67	(4,533.33)	4,950.00	4,166.70	(783.30)	5,000.00
539212 - Maintenance Service	-	1,000.00	1,000.00	779.90	10,000.00	9,220.10	12,000.00
539301 - R&M - Irrigation	398.79	2,083.33	1,684.54	17,467.33	20,833.30	3,365.97	25,000.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.33	2,083.33	-	20,833.30	20,833.30	25,000.00
539403 - Misc - Road Maintenance Cost Share	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
539990 - Physical Environment Contingency	3,382.22	4,899.39	1,517.17	12,717.24	48,993.90	36,276.66	58,792.73
Total Common Areas & Right of Ways	28,719.01	43,954.05	15,235.04	300,227.77	439,540.50	139,312.73	527,448.73
Amenity Center Operations							
579101 - Professional Services - Amenity Management	416.67	416.67	-	4,166.70	4,166.70	-	5,000.00

Southshore Bay Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Amenity Center Operations	416.67	416.67	-	4,166.70	4,166.70	-	5,000.00
Total Expense	55,782.94	94,103.26	38,320.32	843,363.29	1,186,157.60	342,794.31	1,374,364.32
Operating Net Total	(54,400.32)	(11,244.08)	(43,156.24)	627,353.80	22,488.20	604,865.60	(.19)

Southshore Bay Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
301 - Debt Service 2024 (AA2) Fund Income							
Income							
325201 - Special Assessments - On-Roll	6.27	42,666.67	(42,660.40)	513,414.06	426,666.70	86,747.36	512,000.00
361100 - Interest	678.28	-	678.28	16,283.29	-	16,283.29	-
Total Income	684.55	42,666.67	(41,982.12)	529,697.35	426,666.70	103,030.65	512,000.00
Total Income	684.55	42,666.67	(41,982.12)	529,697.35	426,666.70	103,030.65	512,000.00
301 - Debt Service 2024 (AA2) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	110,000.00	110,000.00	-	110,000.00
517311 - Interest Expense	-	-	-	401,212.52	398,600.02	(2,612.50)	398,600.02
Total Debt Administration	-	-	-	511,212.52	508,600.02	(2,612.50)	508,600.02
Other Financing Sources Uses							
581000 - Inter-Fund Transfer Out	-	-	-	255,981.25	-	(255,981.25)	-
Total Other Financing Sources Uses	-	-	-	255,981.25	-	(255,981.25)	-
Total Expense	-	-	-	767,193.77	508,600.02	(258,593.75)	508,600.02
301 - Debt Service 2024 (AA2) Fund Net Total	684.55	42,666.67	(41,982.12)	(237,496.42)	(81,933.32)	(155,563.10)	3,399.98

Southshore Bay Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2024 (AA2) Fund Income							
Income							
361100 - Interest	-	-	-	290.44	-	290.44	-
Total Income	-	-	-	290.44	-	290.44	-
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	255,981.25	-	255,981.25	-
Total Other Financing Sources	-	-	-	255,981.25	-	255,981.25	-
Total Income	-	-	-	256,271.69	-	256,271.69	-
501 - Acquisition & Construction 2024 (AA2) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	259,406.53	-	(259,406.53)	-
Total Common Areas & Right of Ways	-	-	-	259,406.53	-	(259,406.53)	-
Total Expense	-	-	-	259,406.53	-	(259,406.53)	-
501 - Acquisition & Construction 2024 (AA2) Fund Net Total	-	-	-	(3,134.84)	-	(3,134.84)	-
Net Total	(53,715.77)	31,422.59	(85,138.36)	386,722.54	(59,445.12)	446,167.66	3,399.79

Southshore Bay Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #9802					
	Balance as of 7/1/2026				\$510,730.90
7/3/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		(\$2,258.81)
7/8/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		(\$3,200.00)
7/8/2026	Stantec Consulting Services Inc.	Invoice ACH	R		(\$2,065.25)
7/8/2026	Florida Commercial Care, INC.	Invoice ACH	R		(\$1,064.49)
7/8/2026	Florida Commercial Care, INC.	Invoice ACH	R		(\$3,714.42)
7/21/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$1,666.67)
7/21/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$165.00)
7/21/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$500.00)
7/21/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$210.00)
7/21/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$330.00)
7/21/2026	ECS INTEGRATIONS LLC	Invoice ACH	R		(\$157.00)
7/21/2026	Kai Connected LLC CDD	Invoice ACH	R		(\$5,000.00)
7/22/2026	Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$49.74)
7/22/2026	Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$52.19)
7/22/2026	Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$42.81)
7/22/2026	Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$45.32)
7/27/2026	Steadfast Alliance, LLC	Invoice Check	R	10011	(\$1,050.00)
7/27/2026	Florida Commercial Care, INC.	Invoice ACH	R		(\$3,498.00)
7/27/2026	Florida Commercial Care, INC.	Invoice ACH	R		(\$4,266.00)
7/27/2026	Florida Commercial Care, INC.	Invoice ACH	R		(\$10,974.00)
7/31/2026	July Interest	Interest	R	ACH	\$1,370.23
Total					(\$38,939.47)
Balance as of 7/31/2026					\$471,791.43
Reserve BU #6930					
	Balance as of 7/1/2026				\$4,633.63
7/1/2026	July Bank Fees	Bank Fees	R	ACH	(\$2,875.22)
7/16/2026	FY26 On-roll tax assessments - Interest	Misc Deposit	R	DD	\$18.44
7/31/2026	July Interest	Interest	R	ACH	\$0.22
Total					(\$2,856.56)
Balance as of 7/31/2026					\$1,777.07

Trust 2024 (AA2) Debt Service Reserve Account

Southshore Bay Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
	Balance as of 7/1/2026				\$255,981.26
7/1/2026	July Interest	Interest	R	ACH	\$704.05
7/1/2026	Transfer to Trust 2024 (AA2) Revenue Account - interest transfer	Transfer Out	R	ACH	(\$704.05)
Total					\$0.00
Balance as of 7/31/2026					\$255,981.26

Trust 2024 (AA2) Revenue Account

	Balance as of 7/1/2026				\$246,657.76
7/1/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$704.05
7/1/2026	July Interest	Interest	R	ACH	\$678.28
Total					\$1,382.33
Balance as of 7/31/2026					\$248,040.09

Southshore Bay Community Development District

Bank Account Reconciliation for Period 7/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #9802	472,841.43	-1,050.00	471,791.43	471,791.43	Balanced
Reserve BU #6930	1,777.07	0.00	1,777.07	1,777.07	Balanced
Trust 2024 (AA2) Revenue Account	248,040.09	0.00	248,040.09	248,040.09	Balanced
Trust 2024 (AA2) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Interest Account	0.00	0.00	0.00	0.00	Balanced
Series 2024 (AA2) Prepayment Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Debt Service Reserve Account	255,981.26	0.00	255,981.26	255,981.26	Balanced
Trust 2024 (AA2) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #9802			
7/27/2026	Steadfast Alliance, LLC	10011	-1,050.00
Total Operating VNB #9802			-1,050.00

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #9802			
7/31/2026	July Interest		1,370.23
6/25/2026	Business Observer, Inc.	10008	-85.31
6/25/2026	Steadfast Alliance, LLC	10009	-1,050.00
6/30/2026	Ira D Draper	10010	-184.70
7/3/2026	IPFS Corporation		-2,258.81
7/8/2026	Gig Fiber LLC - Streetleaf	ACH	-3,200.00
7/8/2026	Stantec Consulting Services Inc.	ACH	-2,065.25
7/8/2026	Florida Commercial Care, INC.	ACH	-1,064.49
7/8/2026	Florida Commercial Care, INC.	ACH	-3,714.42
7/21/2026	Kai Connected LLC CDD	ACH	-1,666.67
7/21/2026	ECS INTEGRATIONS LLC	ACH	-165.00

Southshore Bay Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
7/21/2026	Kai Connected LLC CDD	ACH	-500.00
7/21/2026	ECS INTEGRATIONS LLC	ACH	-210.00
7/21/2026	ECS INTEGRATIONS LLC	ACH	-330.00
7/21/2026	ECS INTEGRATIONS LLC	ACH	-157.00
7/21/2026	Kai Connected LLC CDD	ACH	-5,000.00
7/22/2026	Tampa Electric		-49.74
7/22/2026	Tampa Electric		-52.19
7/22/2026	Tampa Electric		-42.81
7/22/2026	Tampa Electric		-45.32
7/27/2026	Florida Commercial Care, INC.	ACH	-3,498.00
7/27/2026	Florida Commercial Care, INC.	ACH	-4,266.00
7/27/2026	Florida Commercial Care, INC.	ACH	-10,974.00
Total Operating VNB #9802			-39,209.48

Reserve BU #6930

7/16/2026	FY26 On-roll tax assessments - Interest	DD	18.44
7/31/2026	July Interest		0.22
7/1/2026	July Bank Fees		-2,875.22
Total Reserve BU #6930			-2,856.56

Trust 2024 (AA2) Debt Service Reserve Account

7/1/2026	July Interest		704.05
7/1/2026	Transfer to Trust 2024 (AA2) Revenue Account - interest transfer		-704.05
Total Trust 2024 (AA2) Debt Service Reserve Account			0.00

Trust 2024 (AA2) Revenue Account

7/1/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - interest transfer		704.05
7/1/2026	July Interest		678.28
Total Trust 2024 (AA2) Revenue Account			1,382.33

EXHIBIT 3

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 4

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 5

AGENDA



Proposal #4893

Date: 9/9/2026

Customer:

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

Property:

Southshore Bay CDD
16881 Lagoon Shore Boulevard
Wimauma, FL 33598

Irrigation Repair - Southshore Bay CDD

PROPOSAL - Technician has reported....

Cataline Cove and Lagoon Shore 1 zone line break on each

SSB main controller Zones 11 1 drip break, 17 Bubbler, 18 3 nozzles, 19 1 spray head and 2 nozzles, 20 1 rotor head, 34 1 spray head 2 nozzles 1 bubbler, 89 1 spray head 1 nozzle 1 bubbler

Below is a description of the work to be completed and the 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.
-

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	\$529.00
Estimated Tax	\$0.00
Total	\$529.00

Terms & Conditions

By _____

Fred TheideDate 9/9/2026**Florida Commercial Care**By  _____Date 9/10/2026**Southshore Bay CDD**

EXHIBIT 6

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



Southshore Bay CDD- Bishop Rd Entrance Replace NVR

Date:	9/10/2026	PROPOSAL	Proposal No:	TH26911
Submitted to:	Southshore Bay CDD	Job Location:	Southshore Bay CDD- Bishop Rd Entrance Replace NVR	
Attention:	Audette Bruce Title: DM	Attention:	Audette Bruce Title: DM	
Email:	audette@hikai.com	Email:	audette@hikai.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	2502 N Rocky Point Drive # 1000	Address:	Bishop Rd Gate Entrance	
City / ST	Tampa / FL Zip: 33607	City / ST	Wimauma / FL Zip: 33598	

SCOPE OF WORK:

REPLACE / INSTALL NEW 8 CHANNEL NVR WITH 4TB (ALLOWING 30 DAY VIDEO STORAGE) . CONNECT ALL CABLE / WIRING . PROGRAM FOR MANAGEMENT / REMOTE VIEWING .

INCLUDED MATERIALS:

1- INVID 8 CHANNEL 4TB NVR . ALL PROGRAMMING NEEDED .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$2,840.00
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This proposal is valid through 10/10/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature:

9/10/2026
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 7

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
Ponds	30 / 30 (100%)
Ponds 1	3 / 3 (100%)

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



Photo 1 Photo 2

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

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

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
Ponds 3	3 / 3 (100%)

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



Photo 5



Photo 6

Pond Location

Behind Auburn Arch Loop

Ponds 4

3 / 3 (100%)

Ponds

Good

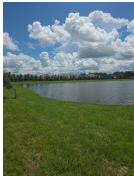


Photo 7



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

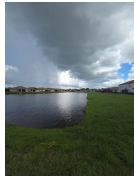


Photo 14

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

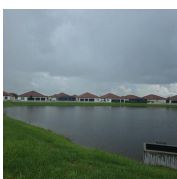


Photo 19

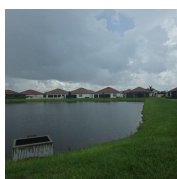


Photo 20

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

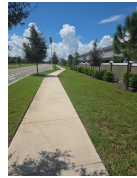


Photo 47



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 LocationOn 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 LocationOn 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

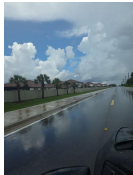


Photo 64



Photo 65

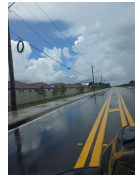


Photo 66

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

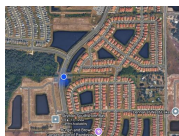


Photo 81

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

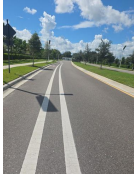


Photo 87



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

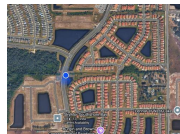


Photo 81

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

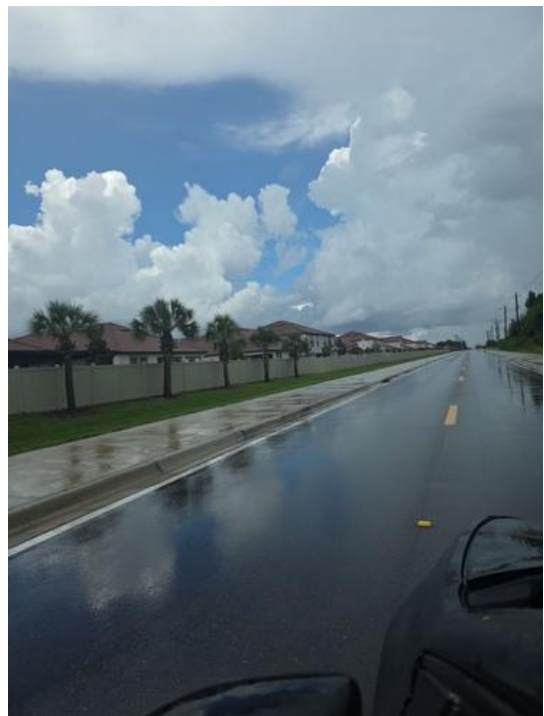


Photo 64



Photo 65

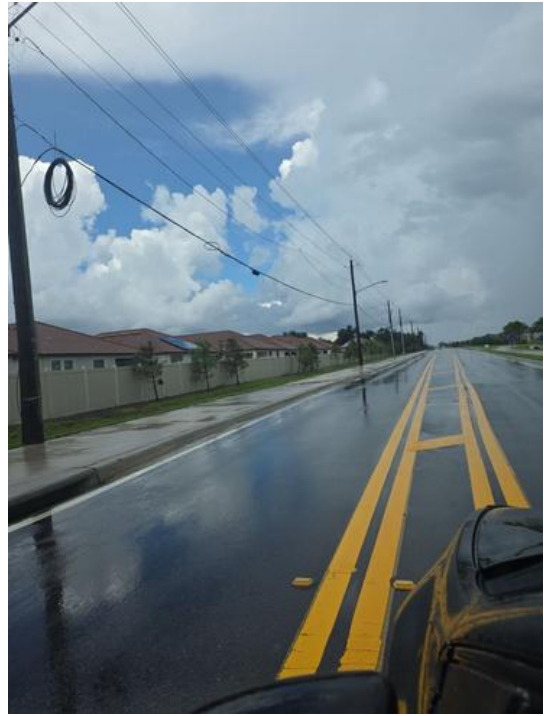


Photo 66



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 8

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 9

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 10

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 11

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 12

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

