

Shell Point Community Development District

Board of Supervisors'

Vincent Orlando, Chairperson
Elaine Pennington, Vice Chairperson
Cheryl Hammond, Assistant Secretary
Angela Davis, Assistant Secretary
Brittany Schwartzbauer, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer

PUBLIC HEARING AND REGULAR MEETING AGENDA

Tuesday, August 12, 2025, at 5:30 p.m.

[Teams Meeting Information](#)

Meeting ID: 257 082 088 904 **Passcode:** qvkizD

Dial-in by phone +1 646-838-1601 **Phone conference ID:** 916 390 770#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*
- 3. PUBLIC HEARING TO ADOPT FISCAL YEAR 2026 BUDGET**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-06; Adopting Final Budget for FY 2025-2026,
 - E. Consideration of Resolution 2025-07; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
- 4. CONSENT AGENDA**
 - A. Approval of Minutes for July 10, 2025, Regular Meeting, & July 22, 2025, Workshop
 - B. Consideration of Operation and Maintenance June 2025
 - C. Ratification of Pool Repairs
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - i. Update on Pond Erosion
 - C. District Manager
 - D. Onsite Report
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-08; Setting Fiscal Year 2026 Annual Meeting Schedule
 - B. Discussion on Landscaping RFP/Project Manual (*under separate cover*)
 - C. Discussion on Ponds
 - D. Discussion on Rental Residents
 - E. Discussion Website Updates
 - F. Discussion on Pool Signpost Design and Costs
 - G. Update on Pool Crack
- 7. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 8. PUBLIC COMMENTS**
- 9. ADJOURNMENT**

The next regular meeting is scheduled to be held on Tuesday, September 9, 2025, at 5:30 p.m.

The next Workshop will be held on Tuesday, August 26, 2025, at 6:00 p.m.