

# 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.\***

## **Third Order of Business**

**3D.**

## RESOLUTION 2025-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Shell

Point Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
<b>Total All Funds*</b>	<b>\$_____</b>

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

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

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

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

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

**Passed and Adopted on August 12, 2025.**

Attested By:

**Shell Point  
Community Development District**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair / ☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**

# **Shell Point**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Approved Proposed Budget

Prepared by:



# **Shell Point**

Community Development District

## **Budget Overview**

Fiscal Year 2026

Shell Point

Community Development District

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# **Shell Point**

Community Development District

## **Operating Budget**

Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/-)	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 325	\$ -	\$ 325	0%	\$ -
Operations & Maintenance Assmts - On Roll	537,887	526,459	11,428	537,887	0%	851,955
Special Assmnts- CDD Collected	-	-	-	-	0%	-
Developer Contributions	-	-	-	-	0%	-
Rental Income	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	250	-	250	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 537,887</b>	<b>\$ 527,034</b>	<b>\$ 11,428</b>	<b>\$ 538,462</b>		<b>\$ 851,955</b>

**EXPENDITURES****Financial and Administrative**

Supervisor Fees	\$ 12,000	\$ 17,600	\$ -	\$ 17,600	47%	\$ 24,000
Onsite Staff	40,000	20,042	19,958	10,042	-75%	88,000
District Management	36,000	27,000	9,000	36,000	0%	37,080
Field Management	12,000	27,150	-	27,150	126%	-
Website Admin Services	1,500	5,421	-	-	-100%	1,552
District Engineer	3,000	3,685	-	3,685	23%	10,000
District Counsel	5,000	13,155	-	13,155	163%	20,000
Trustees Fees	4,100	4,256	-	4,256	4%	4,500
Auditing Services	5,100	5,200	-	5,200	2%	5,200
Postage, Phone, Faxes, Copies	500	90	410	500	0%	500
Legal Advertising	2,500	5,502	-	5,502	120%	5,000
Bank Fees	250	-	250	250	0%	250
Dues, Licenses & Fees	300	(6,860)	7,160	300	0%	300
Website ADA Compliance	1,500	1,500	-	1,500	0%	-

Disclosure Report	4,200	3,150	1,050	4,200	0%	5,000
Email Hosting Vendor	600	-	600	600	0%	600
Line of Credit	-	-	-	-	0%	50,000
	-	-	-	-	0%	
<b>Total Financial and Administrative</b>	<b>\$ 128,550</b>	<b>\$ 126,891</b>	<b>\$ 38,428</b>	<b>\$ 129,940</b>		<b>\$ 251,982</b>
<b>Insurance</b>						
Public Officials Insurance	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	0%	\$ 3,356
Property, Casualty, and General Liability Insurance	32,693	25,461	7,232	32,693	0%	28,177
<b>Total Insurance</b>	<b>\$ 35,693</b>	<b>\$ 28,461</b>	<b>\$ 7,232</b>	<b>\$ 35,693</b>		<b>\$ 31,533</b>
<b>Utility Services</b>						
Water/Waste	30,000	2,302	27,698	30,000	0%	3,000
Electric Utility Services	90,000	74,732	15,268	90,000	0%	110,000
<b>Total Utility Services</b>	<b>\$ 120,000</b>	<b>\$ 77,034</b>	<b>\$ 42,966</b>	<b>\$ 120,000</b>		<b>\$ 113,000</b>

**Amenity**

Pool Monitor	\$ 9,000	\$ -	\$ 9,000	\$ 9,000	0%	\$ 9,000
Janitorial - Supplies/Other	2,500	-	2,500	2,500	0%	2,500
Garbage Dumpster - Rental/Collection	3,000	918	2,082	3,000	0%	3,000
Amenity Pest Control	2,000	550	1,450	2,000	0%	1,500
Amenity Janitorial Service	7,500	6,065	1,435	7,500	0%	-
Amenity R&M	15,000	36,533	-	36,533	144%	25,000
Entrance Monuments, Gates, Walls R&M	4,000	804	3,196	4,000	0%	-
Pool Maintenance - Contract	18,000	16,293	1,707	18,000	0%	23,940
Pool Treatments & Other R&M	2,000	991	1,009	2,000	0%	2,000
Security Monitoring Services	4,000	10,230	-	10,230	156%	8,000
<b>Total Amenity</b>	<b>\$ 67,000</b>	<b>\$ 72,384</b>	<b>\$ 22,379</b>	<b>\$ 94,763</b>		<b>\$ 74,940</b>

**Landscape and Pond Maintenance**

Landscape Maintenance - Contract	\$ 145,000	\$ 137,490	\$ 7,510	\$ 145,000	0%	\$ 185,000
Landscaping - Mulch & plant replacement	13,344	-	13,344	13,344	0%	18,000
Landscaping - Plant Replacement Program	5,000	1,042	3,958	5,000	0%	5,000
Irrigation Maintenance	2,500	1,535	965	2,500	0%	2,500
Waterway Management Program	19,000	15,192	3,808	19,000	0%	20,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 184,844</b>	<b>\$ 155,259</b>	<b>\$ 29,585</b>	<b>\$ 184,844</b>		<b>\$ 230,500</b>

**Reserves**

Current reserves	-	-	-	-	0%	150,000
<b>Total Utility Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>

**TOTAL EXPENDITURES**

<b>\$ 536,087</b>	<b>\$ 460,029</b>	<b>\$ 140,590</b>	<b>\$ 565,240</b>	<b>\$ 851,955</b>
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**Excess (deficiency) of revenues**

\$ 1,800	\$ 67,005	\$ (129,162)	\$ (26,778)	\$ -
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**Net change in fund balance**

\$ 1,800	\$ 67,005	\$ (129,162)	\$ (26,778)	\$ -
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**FUND BALANCE, BEGINNING**

\$ 149,105	\$ 149,105	\$ 216,110	\$ 149,105	\$ 122,327
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**FUND BALANCE, ENDING**

<b>\$ 150,905</b>	<b>\$ 216,110</b>	<b>\$ 86,948</b>	<b>\$ 122,327</b>	<b>\$ 122,327</b>
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**Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

<b>EXPENDITURES</b>
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**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

Budget Narrative  
Fiscal Year 2026

EXPENDITURES

Amenity

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative  
Fiscal Year 2026

Amenity (Continued)

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

**EXPENDITURES**

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD’s stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**EXPENDITURES**

**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2026

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
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**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

## **Shell Point**

Community Development District

### **Debt Service Budgets**

Fiscal Year 2026

**Series 2019 Bonds**  
Fiscal Year 2026 Budget

<b>REVENUES</b>		
CDD Debt Service Assessments	\$	948,331
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>948,331</b>
<b>EXPENDITURES</b>		
Series 2019 May Bond Interest Payment	\$	339,166
Series 2019 November Bond Principal Payment	\$	270,000
Series 2019 November Bond Interest Payment	\$	339,166
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>948,331</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2024	\$	12,960,000
Principal Payment Applied Toward Series 2021 Bonds	\$	270,000
<b>Bonds Outstanding - Period Ending 11/1/2025</b>	<b>\$</b>	<b>12,690,000</b>

**Shell Point Community Development District  
Special Assessment Revenue Refunding Bond, Series 2019**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$ 13,470,000	\$ -	4.000%	\$ -	\$ -
5/1/2023	\$ 13,470,000			\$ 349,366	\$ 349,366
11/1/2023	\$ 13,470,000	\$ 250,000	4.000%	\$ 349,366	\$ 599,366
5/1/2024	\$ 13,220,000			\$ 344,366	\$ 344,366
11/1/2024	\$ 13,220,000	\$ 260,000	4.000%	\$ 344,366	\$ 604,366
5/1/2025	\$ 12,960,000			\$ 339,166	\$ 339,166
11/1/2025	\$ 12,960,000	\$ 270,000	4.500%	\$ 339,166	\$ 609,166
5/1/2026	\$ 12,690,000			\$ 333,091	\$ 333,091
11/1/2026	\$ 12,690,000	\$ 280,000	4.500%	\$ 333,091	\$ 613,091
5/1/2027	\$ 12,410,000			\$ 326,791	\$ 326,791
11/1/2027	\$ 12,410,000	\$ 295,000	4.500%	\$ 326,791	\$ 621,791
5/1/2028	\$ 12,115,000			\$ 320,153	\$ 320,153
11/1/2028	\$ 12,115,000	\$ 310,000	4.500%	\$ 320,153	\$ 630,153
5/1/2029	\$ 11,805,000			\$ 313,178	\$ 313,178
11/1/2029	\$ 11,805,000	\$ 320,000	4.500%	\$ 313,178	\$ 633,178
5/1/2030	\$ 11,485,000			\$ 305,978	\$ 305,978
11/1/2030	\$ 11,485,000	\$ 335,000	5.250%	\$ 305,978	\$ 640,978
5/1/2031	\$ 11,150,000			\$ 297,184	\$ 297,184
11/1/2031	\$ 11,150,000	\$ 355,000	5.250%	\$ 297,184	\$ 652,184
5/1/2032	\$ 10,795,000			\$ 287,866	\$ 287,866
11/1/2032	\$ 10,795,000	\$ 375,000	5.250%	\$ 287,866	\$ 662,866
5/1/2033	\$ 10,420,000			\$ 278,022	\$ 278,022
11/1/2033	\$ 10,420,000	\$ 395,000	5.250%	\$ 278,022	\$ 673,022
5/1/2034	\$ 10,025,000			\$ 267,653	\$ 267,653
11/1/2034	\$ 10,025,000	\$ 415,000	5.250%	\$ 267,653	\$ 682,653
5/1/2035	\$ 9,610,000			\$ 256,759	\$ 256,759
11/1/2035	\$ 9,610,000	\$ 435,000	5.250%	\$ 256,759	\$ 691,759
5/1/2036	\$ 9,175,000			\$ 245,341	\$ 245,341
11/1/2036	\$ 9,175,000	\$ 460,000	5.250%	\$ 245,341	\$ 705,341
5/1/2037	\$ 8,715,000			\$ 233,266	\$ 233,266
11/1/2037	\$ 8,715,000	\$ 480,000	5.250%	\$ 233,266	\$ 713,266
5/1/2038	\$ 8,235,000			\$ 220,666	\$ 220,666
11/1/2038	\$ 8,235,000	\$ 505,000	5.250%	\$ 220,666	\$ 725,666
5/1/2039	\$ 7,730,000			\$ 207,409	\$ 207,409
11/1/2039	\$ 7,730,000	\$ 535,000	5.250%	\$ 207,409	\$ 742,409
5/1/2040	\$ 7,195,000			\$ 193,366	\$ 193,366
11/1/2040	\$ 7,195,000	\$ 560,000	5.375%	\$ 193,366	\$ 753,366
5/1/2041	\$ 6,635,000			\$ 178,316	\$ 178,316
11/1/2041	\$ 6,635,000	\$ 590,000	5.375%	\$ 178,316	\$ 768,316
5/1/2042	\$ 6,045,000			\$ 162,459	\$ 162,459
11/1/2042	\$ 6,045,000	\$ 625,000	5.375%	\$ 162,459	\$ 787,459
5/1/2043	\$ 5,420,000			\$ 145,663	\$ 145,663
11/1/2043	\$ 5,420,000	\$ 660,000	5.375%	\$ 145,663	\$ 805,663
5/1/2044	\$ 4,760,000			\$ 127,925	\$ 127,925
11/1/2044	\$ 4,760,000	\$ 695,000	5.375%	\$ 127,925	\$ 822,925
5/1/2045	\$ 4,065,000			\$ 109,247	\$ 109,247
11/1/2045	\$ 4,065,000	\$ 730,000	5.375%	\$ 109,247	\$ 839,247
5/1/2046	\$ 3,335,000			\$ 89,628	\$ 89,628
11/1/2046	\$ 3,335,000	\$ 770,000	5.375%	\$ 89,628	\$ 859,628
5/1/2047	\$ 2,565,000			\$ 68,934	\$ 68,934
11/1/2047	\$ 2,565,000	\$ 810,000	5.375%	\$ 68,934	\$ 878,934
5/1/2048	\$ 1,755,000			\$ 47,166	\$ 47,166
11/1/2048	\$ 1,755,000	\$ 855,000	5.375%	\$ 47,166	\$ 902,166
5/1/2049	\$ 900,000			\$ 24,188	\$ 24,188
11/1/2049	\$ 900,000	\$ 900,000	5.375%	\$ 24,188	\$ 924,188
		<b>\$ 13,470,000</b>		<b>\$ 12,146,288</b>	<b>\$ 25,616,288</b>

**Budget Narrative**  
Fiscal Year 2026

<b>REVENUES</b>
-----------------

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

<b>EXPENDITURES</b>
---------------------

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

# **Shell Point**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2026

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One- Series 2019														
Product	Units	O&M Assessment					Debt Service Series 2019				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percentage Change	
Single Family 40'	241	\$1,140.40	\$720.00	\$420.40	\$35.03	58.4%	\$1,276.60	\$1,276.60	\$0.00	0.0%	\$2,417.00	\$1,996.60	\$420.40	21.1%
Single Family 50'	311	\$1,425.50	\$900.00	\$525.50	\$43.79	58.4%	\$1,595.75	\$1,595.75	\$0.00	0.0%	\$3,021.25	\$2,495.75	\$525.50	21.1%
Single Family 60'	110	\$1,710.60	\$1,080.00	\$630.60	\$52.55	58.4%	\$1,914.89	\$1,914.89	\$0.00	0.0%	\$3,625.49	\$2,994.89	\$630.60	21.1%

**3E.**

## RESOLUTION 2025-07

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for Fiscal Year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the Fiscal Year 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the Fiscal Year 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the Fiscal Year 2025-2026 Budget;

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

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the Fiscal Year 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the Fiscal Year 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the Fiscal Year 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

**Passed and Adopted on August 12, 2025.**

Attested By:

**Shell Point Community  
Development District**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

# **Fourth Order of Business**

**4A**

**MINUTES OF MEETING  
SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Shell Point Community Development District was held on Wednesday, July 8, 2025, and called to order at 5:30 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present and constituting a quorum were:

Vincent Orlando	Chairperson
Elaine Pennington	Vice Chairperson
Angela Davis	Assistant Secretary ( <i>arrived at 5:45 p.m.</i> )
Cheryl Hammond	Assistant Secretary
Brittany Schwartzbauer	Assistant Secretary

Also present were:

Lisa Castoria	District Manager
Ken Hoefle	Onsite Manager
Mike O'Brian	Brightview
Jesus Longoria	Brightview
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

The meeting was called to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of Minutes of June 10, 2025, Regular Meeting, & June 24, 2025, Workshop**
- B. Consideration of Operation and Maintenance May 2025**
- C. Acceptance of the Financials and Approval of the Check Register for May 2025**

On MOTION by Mr. Orlando seconded by Ms. Schwartzbauer, with all in favor, the Consent Agenda items with changes of the financials process to be emailed to the Board, not to include on the agenda, financials to be posted on website, and update on interest rates was approved. 5-0

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

**i. Discussion on Special Counsel**

No further action taken on special counsel or business item 5E.

**B. District Engineer**

An discussion ensued on pool crack and have engineer engage.

**C. District Manager****i. Field Inspection Report**

The Field Inspection Report was presented and discussed, a copy of which was included in the agenda package.

Ms. Castoria discussed the fiscal year 2026 meeting dates, pool crack, DocuSign for meetings documents, and website request.

**D. Onsite Report**

A discussion ensued on pool crack; the Board directs Ms. Castoria to engage the District engineer to inspect and advise. A lead detection to occur concurrently.

**FIFTH ORDER OF BUSINESS****Business Items****A. Update on Pond Erosion**

An update was discussed regarding Finn Outdoor to begin work in August.

**B. Discussion on Landscaping RFP**

On MOTION by Ms. Hammond, seconded by Ms. Pennington, with all in favor of Inframark RFP proposal for landscaping of \$1,000, was approved as discussed. 5-0

On MOTION by Mr. Orlando, seconded by Ms. Davis, with all in favor appointing Ms. Pennington, the Board of Supervisor representative on RFP process, was approved as discussed. 5-0

On MOTION by Ms. Hammond, seconded by Ms. Pennington, with all in favor accepting RFP proposal, was approved as discussed. 5-0

**C. Discussion on 11<sup>th</sup> Street Washout**

On MOTION by Mr. Orlando, seconded by Ms. Schwartzbauer, with all in favor proposal by *Brightview* for “Behind Pickle Ball Court” \$110.11, was approved. 5-0

On MOTION by Ms. Pennington, seconded by Mr. Orlando, with all in favor accepting the proposal for the sidewalk on 11<sup>th</sup> street \$2,342.81, was approved as discussed. 5-0

**D. Discussion on Resident Incident Report**

A discussion ensued with the Board to continue the 30-day suspension.

**E. Discussion on Adopting a Pond**

This business item was discussed under 4Ai.

**F. Discussion on Mulch around Clubhouse**

The Board request proposal for non-floating mulch.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

The Board discussed the following:

- Rust stains on parking lots asphalt and striping painting to revisit in the fall.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There were several comments received.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

<p>On MOTION by Ms. Hammond seconded by Mr. Orlando, with all in favor, meeting was adjourned at 7:18 p.m. 5-0</p>
--

\_\_\_\_\_  
Lisa Castoria  
District Manager

\_\_\_\_\_  
Vincent Orlando  
Chairperson

**MINUTES OF WORKSHOP  
SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of Shell Point Community Development District was held on Tuesday, July 22, 2025, and called to order at 6:00 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present were:

Vincent Orlando

Chairperson

Elaine Pennington

Vice-Chairperson

Cheryl Hammond

Assistant Secretary

Brittany Schwartzbauer

Assistant Secretary

Angela Davis

Assistant Secretary

*The following item was discussed during July 22, 2025, Shell Point Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

The workshop to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

No roll call is needed for a workshop.

**THIRD ORDER OF BUSINESS**

**Audience Questions, Comments and  
Discussion Forum**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Discussion on FY 2026 Proposed Budget**

A discussion ensued.

**FIFTH ORDER OF BUSINESS**

**Discussion on Website Additions**

A discussion ensued.

**SIXTH ORDER OF BUSINESS**

**Discussion on RFP**

A discussion ensued.

**SEVENTH ORDER OF BUSINESS**

**Discussion on Mapping**

A discussion ensued.

**EIGHTH ORDER OF BUSINESS**

**Discussion on Pool Crack**

A discussion ensued.

**NINTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

A discussion ensued.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the workshop was adjourned at 7:54 p.m.

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Lisa Castoria  
District Manager

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Vincent Orlando  
Chairperson

**4B**

**SHELL POINT CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Variable Contract</b>					
INFRAMARK LLC	5/28/2025	150127	\$8.10		copies
INFRAMARK LLC	5/28/2025	150127	\$0.69	\$8.79	MANAGEMENT FEE
<b>Variable Contract Subtotal</b>			<b>\$8.79</b>	<b>\$8.79</b>	
<b>Utilities</b>					
TECO ACH	6/5/2025	060525-6112-ACH	\$8,734.09	\$8,734.09	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$8,734.09</b>	<b>\$8,734.09</b>	
<b>Regular Services</b>					
ACTION SECURITY, INC	6/1/2025	29520	\$145.00	\$145.00	access control
ANGELA MARIE DAVIS	6/10/2025	AD-061025	\$200.00	\$200.00	BOARD 6/10/25
ANGELA MARIE DAVIS	6/24/2025	AD-062425	\$200.00	\$200.00	BOARD 6/24/25
BOCC ACH	6/2/2025	060225-9190-ACH	\$372.60	\$372.60	WATER
BRIGHT VIEW LANDSCAPE SERVICES	6/1/2025	9367161	\$11,412.10	\$11,412.10	June
BRITTANY IVY-SCHWARTZBAUER	6/10/2025	BS-061025	\$200.00	\$200.00	BOARD 6/10/25
BRITTANY IVY-SCHWARTZBAUER	6/24/2025	BS-062425	\$200.00	\$200.00	BOARD 6/24/25
CHARTER COMMUNICATIONS ACH	6/9/2025	2459430060925-ACH	\$205.00	\$205.00	INTERNET
CHERYL ANN HAMMOND	6/10/2025	CH-061025	\$200.00	\$200.00	BOARD 6/10/25
CHERYL ANN HAMMOND	6/24/2025	CH-062425	\$200.00	\$200.00	BOARD 6/24/25
DOORKING INC.	6/12/2025	2522519	\$34.95	\$34.95	Doorking
ELAINE PENNINGTON	6/10/2025	EP-061025	\$200.00	\$200.00	BOARD 6/10/25
ELAINE PENNINGTON	6/24/2025	EP-062425	\$200.00	\$200.00	BOARD 6/24/25
FIRST CHOICE AQUATIC WEED	5/21/2025	109698	\$1,463.00	\$1,463.00	ponds
STRALEY ROBIN VERICKER	6/10/2025	26624	\$507.50	\$507.50	district council

**SHELL POINT CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
VINCENT ORLANDO	6/10/2025	VO-061025	\$200.00	\$200.00	BOARD 6/10/25
VINCENT ORLANDO	6/24/2025	VO-062425	\$200.00	\$200.00	BOARD 6/24/25
<b>Regular Services Subtotal</b>			<b>\$16,140.15</b>	<b>\$16,140.15</b>	
<b>Additional Services</b>					
BRIGHT VIEW LANDSCAPE SERVICES	5/28/2025	9364415	\$889.96	\$889.96	R&M
BRIGHT VIEW LANDSCAPE SERVICES	5/27/2025	9363773	\$90.07	\$90.07	R&M
BRIGHT VIEW LANDSCAPE SERVICES	5/27/2025	9363815	\$980.54	\$980.54	woods clean up
BRIGHT VIEW LANDSCAPE SERVICES	5/28/2025	9364416	\$280.79	\$280.79	palm
CORLIN SERVICES LLC	6/13/2025	0000261	\$550.00	\$550.00	vacation coverage
<b>Additional Services Subtotal</b>			<b>\$2,791.36</b>	<b>\$2,791.36</b>	
<b>TOTAL</b>			<b>\$27,674.39</b>	<b>\$27,674.39</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

150127

**DATE**

5/28/2025

**BILL TO**

Shell Point CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2305

**NET TERMS**

Net 30

**PO#****DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	54	Ea	0.15		8.10
Postage	1	Ea	0.69		0.69
<b>Subtotal</b>					<b>8.79</b>

**Subtotal** \$8.79

**Tax** \$0.00

**Total Due** \$8.79

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



SHELL POINT COMMUNITY DEVELOPMENT  
DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Statement Date: June 05, 2025

Amount Due: \$8,734.09

Due Date: June 19, 2025  
Account #: 321000026112

**DO NOT PAY.** Your account will be drafted on June 19, 2025

## Account Summary

Previous Amount Due	\$9,172.69
Payment(s) Received Since Last Statement	-\$9,172.69
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,734.09

**Amount Due by June 19, 2025 \$8,734.09**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Locations With The Highest Usage



1155 7TH AVE NW,  
CLBHSE, RUSKIN, FL  
33570-3425

**7,267  
KWH**



470 OLIVE CONCH ST,  
FOUNTN, RUSKIN, FL  
33570-2037

**2,086  
KWH**



Scan here to interact  
with your bill online.

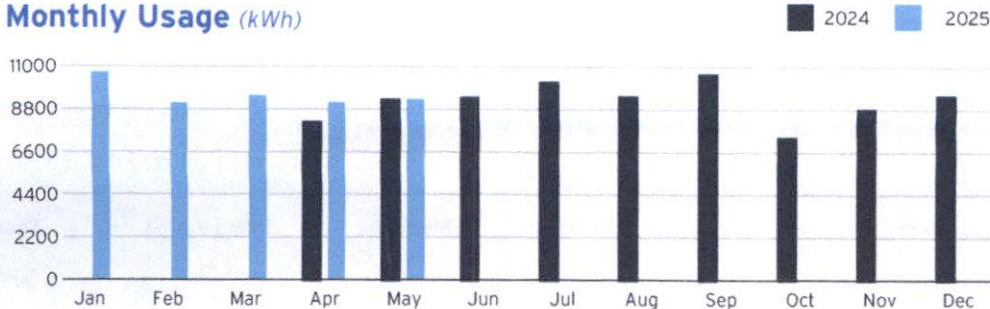


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)  
for more safety tips.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026112

Due Date: June 19, 2025



**Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.



Amount Due: \$8,734.09

Payment Amount: \$ \_\_\_\_\_

700500003399

Your account will be  
drafted on June 19, 2025

00000013 FTECO506052523420110 00000 01 00000000 13 006

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2359

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

## Summary of Charges by Service Address

Account Number: 321000026112

### Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Sub-Account Number: 221007983952

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492468	05/22/2025	0		0		0 kWh	1	29 Days	\$18.74

Service Address: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8110

Sub-Account Number: 221007983960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492492	05/22/2025	7,596		7,596		0 kWh	1	29 Days	\$18.74

Service Address: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037

Sub-Account Number: 221007983978

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492466	05/22/2025	15,655		13,569		2,086 kWh	1	29 Days	\$336.24
									▼ 3.7%

Service Address: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570-2083

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	05/22/2025	0		0		0 kWh	1	29 Days	\$18.74

Service Address: 334 GRACEFUL SEA PL, RUSKIN, FL 33570

Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	05/22/2025	0		0		0 kWh	1	29 Days	\$18.74

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

Service Address: 1070 ISLAND SUNSET PL, RUSKIN, FL 33570

Sub-Account Number: 211021583862

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000648230	05/22/2025	0		0		0 kWh	1	29 Days	\$18.74

Service Address: SHELL POINT AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221007911623

Amount: \$348.06

Service Address: 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425

Sub-Account Number: 221007934435

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000799181	05/22/2025	90,150		82,883		7,267 kWh	1	29 Days	\$840.17
1000799181	05/22/2025	19.46		0		19.46 kW	1	29 Days	▲ 3.8%

Service Address: SHELL POINT PH 1 AND 2, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221007940820

Amount: \$7,115.92

Total Current Month's Charges

\$8,734.09

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Sub-Account #: 221007983952  
Statement Date: 06/02/2025

Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Meter Read

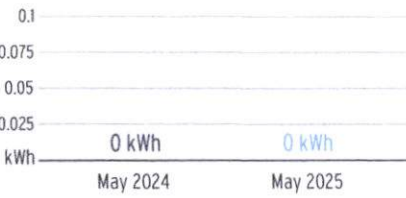
Meter Location: LAKE FOUNTAIN  
Service Period: 04/24/2025 - 05/22/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	05/22/2025	0		0		0 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	<b>Electric Service Cost</b>		<b>\$18.74</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$18.74

Billing information continues on next page →

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Sub-Account #: 221007983960  
Statement Date: 06/02/2025

Service Address: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8110

Meter Read


Meter Location: LAKE FOUNTAIN

Service Period: 04/24/2025 - 05/22/2025

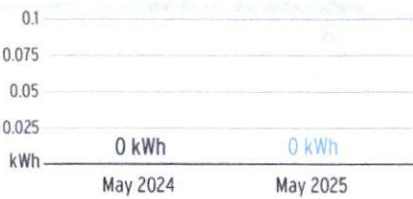
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	05/22/2025	7,596	7,596		0 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	<b>Electric Service Cost</b>		<b>\$18.74</b>

Avg kWh Used Per Day



**Current Month's Electric Charges** **\$18.74**

Billing information continues on next page →

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Sub-Account #: 221007983978  
Statement Date: 06/02/2025

**Service Address:** 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037

## Meter Read

**Meter Location:** LAKE FOUNTAIN

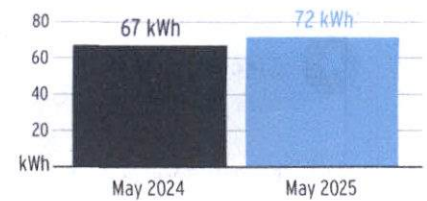
**Service Period:** 04/24/2025 - 05/22/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	05/22/2025	15,655		13,569		2,086 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,086 kWh @ \$0.08641/kWh	\$180.25
Fuel Charge	2,086 kWh @ \$0.03083/kWh	\$64.31
Storm Protection Charge	2,086 kWh @ \$0.00577/kWh	\$12.04
Clean Energy Transition Mechanism	2,086 kWh @ \$0.00418/kWh	\$8.72
Storm Surcharge	2,086 kWh @ \$0.02121/kWh	\$44.24
Florida Gross Receipt Tax		\$8.41

### Electric Service Cost

**\$336.24**

**Current Month's Electric Charges**

**\$336.24**

Billing information continues on next page →



Sub-Account #: 221007983986  
Statement Date: 06/02/2025

**Service Address:** 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570-2083

## Meter Read

**Meter Location:** LAKE FOUNTAIN

**Service Period:** 04/24/2025 - 05/22/2025

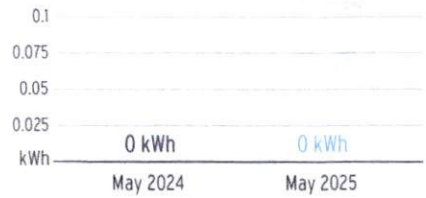
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	05/22/2025	0		0		0 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	<b>Electric Service Cost</b>		<b>\$18.74</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$18.74**

Billing information continues on next page →

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Sub-Account #: 221007911623  
Statement Date: 06/02/2025

Service Address: SHELL POINT AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Service Period: 03/28/2025 - 04/28/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
Lighting Energy Charge	133 kWh @ \$0.03412/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03059/kWh	\$4.07
Storm Protection Charge	133 kWh @ \$0.00559/kWh	\$0.74
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.28
Franchise Fee		\$21.34
Municipal Public Service Tax		\$0.88
<b>Lighting Charges</b>		<b>\$348.06</b>

<b>Current Month's Electric Charges</b>	<b>\$348.06</b>
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Billing information continues on next page →

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Sub-Account #: 221007934435  
Statement Date: 06/02/2025

Service Address: 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425

## Meter Read

Meter Location: CLUBHOUSE

Service Period: 04/24/2025 - 05/22/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799181	05/22/2025	90,150	82,883	7,267 kWh	1	29 Days
1000799181	05/22/2025	19.46	0	19.46 kW	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	19 kW @ \$18.07000/kW	\$343.33
Energy Charge	7,267 kWh @ \$0.00773/kWh	\$56.17
Fuel Charge	7,267 kWh @ \$0.03083/kWh	\$224.04
Capacity Charge	19 kW @ \$0.30000/kW	\$5.70
Storm Protection Charge	19 kW @ \$2.08000/kW	\$39.52
Energy Conservation Charge	19 kW @ \$0.93000/kW	\$17.67
Environmental Cost Recovery	7,267 kWh @ \$0.00068/kWh	\$4.94
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	7,267 kWh @ \$0.01035/kWh	\$75.21
Florida Gross Receipt Tax		\$21.00

**Electric Service Cost**

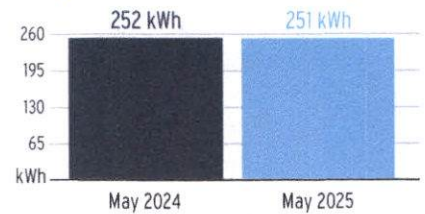
**\$840.17**

**Current Month's Electric Charges**

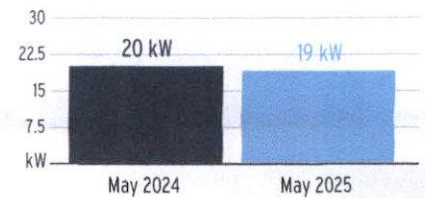
**\$840.17**

Billing information continues on next page →

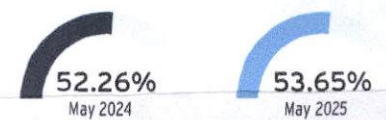
## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.





Sub-Account #: 221007940820  
Statement Date: 06/02/2025

Service Address: SHELL POINT PH 1 AND 2, LIGHTS, RUSKIN, FL 33570

Service Period: 03/28/2025 - 04/28/2025      Rate Schedule: Lighting Service

Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 32 days</b>		
Lighting Energy Charge	2725 kWh @ \$0.03412/kWh	\$92.98
Fixture & Maintenance Charge	143 Fixtures	\$2379.73
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2725 kWh @ \$0.03059/kWh	\$83.36
Storm Protection Charge	2725 kWh @ \$0.00559/kWh	\$15.23
Clean Energy Transition Mechanism	2725 kWh @ \$0.00043/kWh	\$1.17
Storm Surcharge	2725 kWh @ \$0.01230/kWh	\$33.52
Florida Gross Receipt Tax		\$5.80
Franchise Fee		\$436.33
Municipal Public Service Tax		\$18.04
<b>Lighting Charges</b>		<b>\$7,115.92</b>

Current Month's Electric Charges      \$7,115.92

Total Current Month's Charges      \$8,734.09

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ACTION SECURITY, INC.  
1505 Manor Rd  
Englewood, FL 34223  
Sales@ActionSecurityFL.com

Invoice



BILL TO
Shell Pointe CDD c/o Inframark / <span style="background-color: black; color: black;">[REDACTED]</span> 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29520	06/01/2025	\$145.00	06/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service Plan</b> Service plan (monthly) includes: <ul style="list-style-type: none"><li>• 24 HOUR RAPID RESPONSE SERVICE</li><li>• DISCOUNTED SERVICE RATES</li><li>• DATABASE MGT.</li></ul>	1	145.00	145.00

FL Contractor ES12001404	BALANCE DUE	<b>\$145.00</b>
--------------------------	-------------	-----------------

Thank you, we appreciate your business!

Shell Point CDD regular meeting  
MEETING DATE: 6/10/25  
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 6/24/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	06/02/2025	06/23/2025

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703173032	05/02/2025	148937	05/31/2025	169545	20608 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$62.24
Water Base Charge	\$38.19
Water Usage Charge	\$30.98
Sewer Base Charge	\$100.80
Sewer Usage Charge	\$134.36

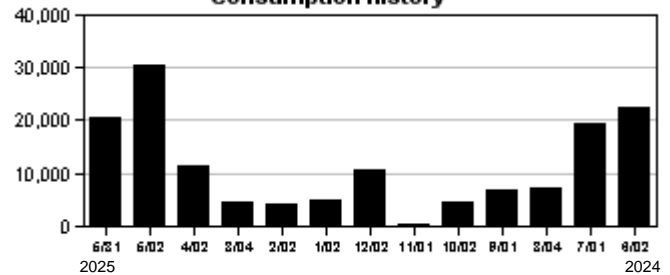
#### Summary of Account Charges

Previous Balance	\$496.07
Net Payments - Thank You	\$-496.07
Total Account Charges	<b>\$372.60</b>
<b>AMOUNT DUE</b>	<b>\$372.60</b>

#### Notice

\* DO NOT PAY \* YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0909989190



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



SHELL POINT CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

995 0

DUE DATE

06/23/2025

**Auto Pay Scheduled  
DO NOT PAY**



0009099891906 00000372607

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

Customer #: 21714889  
Invoice #: 9367161  
Invoice Date: 6/1/2025  
Cust PO #:



1oz - #10 - 5928 - 6982 - F8 P3369

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For June	11,412.10
Total invoice amount		11,412.10
Tax amount		
Balance due		11,412.10

Terms: Net 15 Days

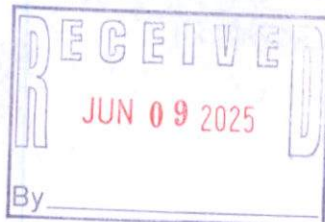
If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact [autopay@brightview.com](mailto:autopay@brightview.com) or your branch point of contact for more information on how to sign up on Auto Pay.

### Payment Stub

Customer Account#: 21714889  
Invoice #: 9367161  
Invoice Date: 6/1/2025



Amount Due: \$11,412.10

Thank you for allowing us to serve you

Please reference the invoice # on your check  
and make payable to:

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

Shell Point CDD regular meeting  
MEETING DATE: 6/10/25  
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
<b>Brittany Schwartzbauer</b>	<b>x</b>	<b>Salary Accepted</b>	<b>200</b>
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 6/24/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

June 9, 2025  
Invoice Number: 2459430060925  
Account Number: **8337 12 028 2459430**  
Security Code: **1043**  
Service At: 1155 7TH AVE NW  
RUSKIN FL 33570-3518

Auto Pay Notice

## NEWS AND INFORMATION

## Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Summary** Service from 06/09/25 through 07/08/25  
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 06/26/25	
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>



## Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 09 06102025 NNNNNNNN 01 001033 0004

SHELL POINT CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



June 9, 2025

SHELL POINT CDD

Invoice Number: 2459430060925  
Account Number: 8337 12 028 2459430  
Service At: 1155 7TH AVE NW  
RUSKIN FL 33570-3518

**Total Due by Auto Pay** **\$205.00**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712028245943000205005



Invoice Number: SHELL POINT CDD  
 Account Number: 2459430060925  
 Security Code: 8337 12 028 2459430  
 1043

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 09 06102025 NNNNNNNN 01 001033 0004

**Charge Details**

Previous Balance		205.00
EFT Payment	05/26	-205.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/09/25 will appear on your next bill.

Service from 06/09/25 through 07/08/25

**Spectrum Business™ Internet**

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	<b>\$170.00</b>

**Spectrum Business™ Internet Total \$170.00**

**Spectrum Business™ Voice****Phone number (813) 938-1096**

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$35.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$205.00</b>
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:**  
 E911 Fee \$0.40, Federal USF \$2.05, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



Shell Point CDD regular meeting  
MEETING DATE: 6/10/25  
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 6/24/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

**DoorKing Inc.**  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301  
**(800) 826-7493**

## DKS Cellular Subscription

### INVOICE

INVOICE #

**2522519**

INVOICE DATE

**June 12, 2025**

#### SUBSCRIBER

Shell Point CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: May 12, 2025  
Period Ends: June 11, 2025

Previous Balance: \$34.95      **Note: All \$ amounts are in US Dollars.**  
Payment Received: (\$34.95)  
New Charges: \$34.95  
**Total Amount Due: \$34.95 USD      Due upon receipt**

#### Payments

Date	Details	Amount
5/22/2025	Check received	(\$34.95)

#### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/12/2025	6/11/2025	Shell Point CDD	813 947 3641	9999	2	23	\$34.95

#### Summary

This amount is due upon receipt

**Total Amount Due**

**\$34.95 USD**

Shell Point CDD regular meeting  
MEETING DATE: 6/10/25  
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 6/24/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
5/21/2025	109698

**Bill To**

SHELL POINT CDD  
c/o Inframark  
2005 Pan Am Circle Dr., Ste. 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/20/2025

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways	1,463.00

Thank you for your business.

<b>Total</b>	\$1,463.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,463.00









# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Shell Point CDD  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

June 10, 2025

Client: 001510

Matter: 000001

Invoice #: 26624

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	MB	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING RESOLUTION ON AMENDED RECREATIONAL FACILITIES POLICIES; PREPARE RESOLUTION ON RECREATIONAL FACILITIES POLICIES.	0.8	\$260.00
5/13/2025	VKB	REVIEW AND REPLY TO EMAILS FROM L. CASTORIA RE: NON-RESIDENT USER FEES.	0.4	\$150.00
5/20/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING RESIDENT VIOLENCE INCIDENT.	0.3	\$97.50
Total Professional Services			1.5	\$507.50

June 10, 2025  
Client: 001510  
Matter: 000001  
Invoice #: 26624

Page: 2

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Total Services	\$507.50	
Total Disbursements	\$0.00	
Total Current Charges		\$507.50
Previous Balance		\$722.50
Less Payments		(\$722.50)
<b>PAY THIS AMOUNT</b>		<b>\$507.50</b>

***Please Include Invoice Number on all Correspondence***

Shell Point CDD regular meeting  
MEETING DATE: 6/10/25  
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 6/24/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200



# INVOICE

**Sold To:** 21714889  
Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

**Customer #:** 21714889  
**Invoice #:** 9364415  
**Invoice Date:** 5/28/2025  
**Sales Order:** 8657679  
**Cust PO #:**

**Project Name:** Shell Cove  
**Project Description:** 1379 Anchor bend

Job Number	Description	Amount
340500113	Shell Point CDD 1379 Anchor Bend	889.96
<b>Total Invoice Amount</b>		889.96
<b>Taxable Amount</b>		
<b>Tax Amount</b>		
<b>Balance Due</b>		889.96

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 21714889  
Invoice #: 9364415  
Invoice Date: 5/28/2025

**Amount Due: \$ 889.96**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

## Proposal for Extra Work at Shell Point CDD

Property Name Shell Point CDD  
Property Address 1052 Ocean Spray Dr.  
Ruskin, FL 33570

Contact Lisa Castoria  
To Shell Point CDD  
Billing Address 2005 Pan Am Cir  
Tampa, FL 33607

Project Name Shell Cove  
Project Description 1379 Anchor bend

### Scope of Work

QTY	UoM/Size	Material/Description
<b>1379 Anchor Bend</b>		
1.00	EACH	PVC Repair - Mainline 4" (Behind house on CCD property) Dig out 4" leaking main line cover back up

#### Other

main line pic 1



main line pic 2



#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

## Proposal for Extra Work at Shell Point CDD

main line pic 3



main line pic 4



For internal use only

**SO#** 8657679  
**JOB#** 340500113  
**Service Line** 150

**Total Price**

**\$889.96**

### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title	<b>District Manager</b>
<b>Lisa Castoria</b>	Date	<b>May 04, 2025</b>
Printed Name		

### BrightView Landscape Services, Inc. "Contractor"

Signature	Title	<b>Account Manager</b>
<b>Jesus Longoria</b>	Date	<b>May 04, 2025</b>
Printed Name		

**Job #:** 340500113

**SO #:** 8657679

**Proposed Price: \$889.96**



# INVOICE

**Sold To:** 21714889  
Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

**Customer #:** 21714889  
**Invoice #:** 9363773  
**Invoice Date:** 5/27/2025  
**Sales Order:** 8668203  
**Cust PO #:**

**Project Name:** Shell Cove

**Project Description:** Leaking Pipe Zone # 7

Job Number	Description	Amount
340500113	Shell Point CDD Zone # 7 Center Island Amenity	90.07
<b>Total Invoice Amount</b>		90.07
<b>Taxable Amount</b>		
<b>Tax Amount</b>		
<b>Balance Due</b>		90.07

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 21714889  
Invoice #: 9363773  
Invoice Date: 5/27/2025

**Amount Due: \$ 90.07**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

## Jesus Longoria

---

**From:** Castoria, Lisa <lisa.castoria@inframark.com>  
**Sent:** Monday, May 12, 2025 10:47 AM  
**To:** Jesus Longoria  
**Cc:** Ken Hoefle  
**Subject:** RE: BrightView Landscape Services, Inc. - SO# 8668203 Shell Cove

---

### EXTERNAL E-MAIL

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Approved

Lisa Castoria | District Manager



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544  
656.223-7011 | [www.inframarkims.com](http://www.inframarkims.com)

---

**From:** Jesus Longoria <Jesus.Longoria@brightview.com>  
**Sent:** Monday, May 12, 2025 10:40 AM  
**To:** Castoria, Lisa <lisa.castoria@inframark.com>  
**Cc:** Ken Hoefle <ken.hoefle@inframark.com>  
**Subject:** BrightView Landscape Services, Inc. - SO# 8668203 Shell Cove

---

### This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Lisa Castoria:

Thank you for choosing us for your landscape improvement project. We hope the recommendations outlined in our attached proposal meet your expectations. Below is a quick summary:

5/12/2025 2:16:26 PM | SO# 8668203  
Name - Shell Cove  
Description -Leaking Pipe Zone # 7  
Scope of Work-  
Sub-Total Price - \$90.07  
Tax - \$0.00  
Total Price - \$90.07

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'. We appreciate your business and look forward to enhancing the beauty and value of your property.

Thank you,

Jesus Longoria

## Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Lisa Castoria
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607
Project Name	Shell Cove		
Project Description	Leaking Pipe Zone # 7		

### Scope of Work

QTY	UoM/Size	Material/Description
<b>Zone # 7 Center Island Amenity</b>		
2.00	HOURL	PVC Repair - Lateral Line 1/2" Zone # (7) Center island at pool parking area
1.00	EACH	Broken Mist head sprinkler at Zone (12) Replace at No charge
1.00	EACH	Broken Mist head sprinkler at Zone (28) Replace at No Charge

For internal use only

**SO#** 8668203  
**JOB#** 340500113  
**Service Line** 150

**Total Price** \$90.07

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

## TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
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**NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY**

### Customer

<b>District Manager</b>	
Signature	Title
<b>Lisa Castoria</b>	<b>May 27, 2025</b>
Printed Name	Date

### BrightView Landscape Services, Inc. "Contractor"

<b>Account Manager</b>	
Signature	Title
<b>Jesus Longoria</b>	<b>May 27, 2025</b>
Printed Name	Date

**Job #:** 340500113

**SO #:** 8668203      **Proposed Price:** \$90.07



# INVOICE

**Sold To:** 21714889  
Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

**Customer #:** 21714889  
**Invoice #:** 9363815  
**Invoice Date:** 5/27/2025  
**Sales Order:** 8662629  
**Cust PO #:**

**Project Name:** Shell Cove CCD Property  
**Project Description:** Clean Up Trash Left Behind

Job Number	Description	Amount
340500113	Shell Point CDD 4th st NW	980.54
Total Invoice Amount		980.54
Taxable Amount		
Tax Amount		
Balance Due		980.54

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 21714889  
Invoice #: 9363815  
Invoice Date: 5/27/2025

Amount Due: \$ 980.54

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

## Proposal for Extra Work at Shell Point CDD

Property Name Shell Point CDD  
Property Address 1052 Ocean Spray Dr.  
Ruskin, FL 33570

Contact Lisa Castoria  
To Shell Point CDD  
Billing Address 2005 Pan Am Cir  
Tampa, FL 33607

Project Name Shell Cove CCD Property  
Project Description Clean Up Trash Left Behind

### Scope of Work

QTY	UoM/Size	Material/Description
<b>4th st NW</b>		
1.00	DAY	5 man crew to Clean up trash left behind . 3 hours each Total of 15 hours . Make sure employees have protection hazard materials . Take debris to land fill . Price includes dump fees

### Other

trash ccd property pic 1



trash on ccd property pic 2



### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

## Proposal for Extra Work at Shell Point CDD

trash on ccd property pic 3



trash on ccd property pic 4



trash on ccd property pic 5



For internal use only

**SO#** 8662629  
**JOB#** 340500113  
**Service Line** 130

**Total Price**

**\$980.54**

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415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

**NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY**

### Customer

<b>District Manager</b>	
Signature _____	Title _____
<b>Lisa Castoria</b>	<b>May 27, 2025</b>
Printed Name _____	Date _____

### BrightView Landscape Services, Inc. "Contractor"

<b>Account Manager</b>	
Signature _____	Title _____
<b>Jesus Longoria</b>	<b>May 27, 2025</b>
Printed Name _____	Date _____

**Job #:** 340500113

**SO #:** 8662629      **Proposed Price:** \$980.54



# INVOICE

**Sold To:** 27264962  
Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

**Customer #:** 27264962  
**Invoice #:** 9364416  
**Invoice Date:** 5/28/2025  
**Sales Order:** 8657694  
**Cust PO #:**

**Project Name:** Shell Cove  
**Project Description:** Pool Area

Job Number	Description	Amount
340500113	Shell Point CDD Pool Area in Side Fence	280.79
Total Invoice Amount		280.79
Taxable Amount		
Tax Amount		
Balance Due		280.79

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

*Please detach stub and remit with your payment*

## Payment Stub

Customer Account #: 27264962  
Invoice #: 9364416  
Invoice Date: 5/28/2025

Amount Due: \$ 280.79

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655

## Proposal for Extra Work at Shell Point CDD

Property Name Shell Point CDD  
Property Address 1052 Ocean Spray Dr.  
Ruskin, FL 33570

Contact Lisa Castoria  
To Shell Point CDD  
Billing Address 2005 Pan Am Cir  
Tampa, FL 33607

Project Name Shell Cove  
Project Description Pool Area

### Scope of Work

QTY	UoM/Size	Material/Description
<b>Pool Area in Side Fence</b>		
1.00	EACH	Cut down dead palm tree inside fence area and stump grind also remove all debris

### Other

dead sable palm in pool area



For internal use only

SO# 8657694  
JOB# 340500113  
Service Line 130

**Total Price**

**\$280.79**

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415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

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4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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### Customer

<b>District Manager</b>	
Signature	Title
<b>Lisa Castoria</b>	<b>May 27, 2025</b>
Printed Name	Date

### BrightView Landscape Services, Inc. "Contractor"

<b>Account Manager</b>	
Signature	Title
<b>Jesus Longoria</b>	<b>May 27, 2025</b>
Printed Name	Date

**Job #:** 340500113

**SO #:** 8657694      **Proposed Price:** \$280.79



CorlinServices LLC  
7818126511  
11237 Spring Point Circle  
Riverview, FL 33579

Billed To  
ShellPoint CDD

Date of Issue  
06/13/2025

Invoice Number  
0000261

Due Date  
07/13/2025

Amount Due (USD)  
**\$550.00**

Description	Rate	Qty	Line Total
morning maintenance at Shell Cove for 11 days during clubhouse manager's absence (5/30-6/13)	\$50.00	11	\$550.00

Subtotal 550.00

Tax 0.00

Total 550.00

Amount Paid 0.00

Amount Due (USD) \$550.00

**4C.**

Proposal to NO.  
Shell Point motor replacement  
DATE 2025-07-11



CONTRACT / PROPOSAL		WORK TO BE PERFORMED AT:	
CONTACT	Ken	Same as contract	
NAME	Shell Point CDD		
ADDRESS	1155 7th Ave NW Ruskin FL 33570		
EMAIL	<a href="mailto:Ken.Hoefle@inframark.com">Ken.Hoefle@inframark.com</a>		
TEL		ORDER TAKEN BY	Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
Replace 10 hp single phase motor with 3 phase motor		\$3,300.00
Install three phase starter		\$950.00
Surge protector		\$250.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)		Payment structure	
With payments to be made as follows:		Down payment 50%	\$2,250.00
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875		Final 50%	\$2,250.00
Or call 813-839-7665 during business hours.			
If paying by check:			
Make checks payable to: Hanley Pools LLC			
L# CPC1461025			
Hanley Pools LLC			
PO Box 6004 Sun City Center, FL 33571			
Phone 813-839-7665			
info@flapools.com			
L# CPC1461025			
		TOTAL	\$4,500.00

Respectfully submitted by Pat Hanley INT

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

\*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

\*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

\*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

\*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

\*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

\*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

\*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

\*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

\*If well-pointing is needed to control groundwater, there will be an additional cost.

\*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

**LIEN LAW ADDENDUM**

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

**Note-This proposal may be withdrawn by us if not accepted within 7 days.**

**ACCEPTANCE OF CONTRACT**

**The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.**

SIGNATURE OF AGGREMENT OF CONTRACT

DATE

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.  
All agreements are contingent upon strikes, accidents, or delays beyond our control.

**NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees**

# **Fifth Order of Business**

**5D**

**Archived:** Tuesday, August 5, 2025 1:11:49 PM  
**From:** [Ken Hoefle](#)  
**Sent:** Tue, 5 Aug 2025 15:05:21 +0000Authentication  
**To:** [Castoria, Lisa](#)  
**Cc:** [Martinez, Catalina](#) [Aninipot, Alize](#)  
**Subject:** August onsite report  
**Sensitivity:** Normal

---

#### On-Site Manager Report:

- Brightview washout areas along 11<sup>th</sup> Ave and sidewalk outside of pickleball court. Completed 7/30. Not impressed with the work performed by the pickleball court. I will keep an eye on the 11<sup>th</sup> Ave work after each heavy rain.
- Brightview quote for mulch in front of building. Still waiting on replies to emails sent.
- Would the Board like me to look at stone in front of the building or stay with mulch? Would you like me to order and install the mulch or stone in front of the building?
- Brightview is not responding to my emails in a timely manner.
- Brightview is not performing weekly work as per the scope of the contract.
- Mike's signs for Pool Rules sign. Still reviewing options.
- Cleaning of clubhouse after events. Consider adding a cleaning fee.
- Prepping for Hurricane Season.
- Security Company is working out very well.
- Key card registration updates. We have 662 homes in the community and around 420 have met with me.
- Finn outdoor is scheduled for the end of August. Will advise if they can start project sooner. Still reviewing with Finn on access for pond west of the clubhouse.
- Pool furniture material has arrived, and repairs are ongoing.
- Will be scheduling pressure washing of the exterior of the clubhouse and mail kiosk once we get past Labor Day and the weather has cooled off.
- Pest control of the buildings will be done once we have pressure washed.
- Insurance company recommends we add up to 7 inches of mulch to the playground. It needs to be thicker especially around the playground structure.
- Pool floor crack. This is with the engineer.
- Dog bite. I was cleared by the Health Department and will not need to go through rabies shots. In addition, the resident has kept in contact with me and paid for my urgent care visit and prescription.

**Ken Hoefle** | On-Site Manager



1155 7<sup>th</sup> Ave. NW | Ruskin, FL 33570  
813.244.6445 | [ken.hoefle@inframark.com](mailto:ken.hoefle@inframark.com)

## **Sixth Order of Business**

**6A**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHELL POINT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2026, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, Shell Point 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, Florida; and

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

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

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

**NOW, THEREFORE, BE RESOLVED BY THE BOARD OF SUPERVISORS OF SHELL POINT COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2026, shall be held as provided on the schedule attached as **Exhibit A**.

**Section 2.** In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County schedule of the District’s regular meetings.

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

**PASSED AND ADOPTED THIS 12<sup>TH</sup> DAY OF AUGUST 2025**

**ATTEST:**

**SHELL POINT  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR- VICE-CHAIR**

## **EXHIBIT A**

### **NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2026 SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Shell Point Community Development District has scheduled their Workshop for **FISCAL YEAR 2026** on the **first Tuesday of every month at 6:00 p.m.** and Regular meetings on the **third Tuesday of every month at 5:45 p.m.** as listed below located at the **at the Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL 33570** on the following dates:

#### **MEETINGS**

October 21, 2025  
November 18, 2025  
December 16, 2025  
January 20, 2026  
February 17, 2026  
March 17, 2026  
April 21, 2026  
May 19, 2026  
June 16, 2026  
July 21, 2026  
August 18, 2026  
September 15, 2026

#### **WORKSHOPS**

October 7, 2025  
November 4, 2025  
December 2, 2025  
January 6, 2026  
February 3, 2026  
March 3, 2026  
April 7, 2026  
May 5, 2026  
June 2, 2026  
July 7, 2026  
August 4, 2026  
September 1, 2026

**\* = Meetings may be subject to change location depending on meeting facility availability.**

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such a special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Lisa Castoria  
District Manager