

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

REGULAR MEETING AGENDA Tuesday, September 9, 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. **CONSENT AGENDA**
 - A. Approval of Minutes for August 13, 2025, Regular Meeting, & August 26, 2025, Workshop
 - B. Consideration of Operation and Maintenance July 2025
 - C. Acceptance of FY 2025 Grau Audit Engagement Letter
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Onsite Report
5. **BUSINESS ITEMS**
 - A. Discussion on Landscaping RFP/Project Manual
 - B. Discussion on Rental Cleaning Fee
 - C. Discussion on Website Updates
 - D. Discussion on Pool Signpost Design and Costs
 - E. Discussion on Ponds
6. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

The next regular meeting is scheduled to be held on Tuesday, October 14, 2025, at 5:30 p.m.

The next Workshop will be held on Tuesday, September 23, 2025, at 6:00 p.m.