

# 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

Alize Aninipot, 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 and Roll Call**
2. **Audience Comments** *Each individual has the opportunity to comment and is limited to **three (3)** minutes for such comment.*
3. **Motion to Approve the Agenda**
4. **Consent Agenda**
  - A. Approval of Minutes for August 12, 2025, Regular Meeting, & August 26, 2025, Workshop.....Page 3
  - B. Consideration of Operation and Maintenance July 2025.....Page 9
  - C. Acceptance of FY 2025 Grau Audit Engagement Letter.....Page 75
5. **Staff Reports**
  - A. District Counsel
  - B. District Engineer
    - i. Discussion on Pool Crack
  - C. District Manager
  - D. Onsite Report.....Page 80
6. **Business Items**
  - A. Consideration on Landscaping RFP/Project.....Page 81
  - B. Discussion on Rental Cleaning Fee
  - C. Discussion on Website Updates
  - D. Discussion on Pool Signpost Design and Costs
  - E. Discussion on Ponds
7. **Board of Supervisors' Requests and Comments**
8. **Audience Comments**
9. **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.\***