

**SHELL POINT
COMMUNITY DEVELOPMENT
DISTRICT**

MEETING AGENDA

Tuesday, December 30, 2025, at 6:00 P.M.

**Meeting to be held at:
The Shell Point Clubhouse
1155 7th Ave NW., Ruskin, FL 33570**

[Teams Meeting Information](#)

Meeting ID: 230 158 184 243 7 **Passcode:** jV3LY7ZQ

PREPARED BY:



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Shell Point Community Development District

Page 2

Board of Supervisors

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

District Staff

Kristee Cole, Senior District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer
Ken Hoefle, Onsite Manager
Epifanio Carvaja, Pine Lake
Nancy Nix, Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA Tuesday, December 30, 2025, at 6:00 p.m.

[Teams Meeting Information](#)

Meeting ID: 230 158 184 243 7 Passcode: jV3LY7ZQ

1. **Call To Order and Roll Call**
2. **Audience Comments** *Each individual has the opportunity to comment and is limited to **three (3) minutes**.*
3. **Motion to Approve the Agenda**
4. **Staff Reports**
 - A. Accountant
 1. Consideration of Operation and Maintenance for November 2025.....Page 3
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Onsite Manager Report.....Page 56
5. **Business Administration**
 - A. Consideration of Regular Meeting Minutes for November 25, 2025.....Page 68
 - B. Consideration of Workshop Meeting Minutes for
September 2025 & October 2025.....Page 71
6. **Business Items**
 - A. Consideration of Pool Crack Repair Proposals.....Page 73
7. **Board of Supervisors' Requests and Comments**
8. **Audience Comments**
9. **Adjournment**

The next Workshop will be held on Tuesday, January 13, 2026, at 6:00 p.m.

The next Regular Meetings is scheduled to be held on Tuesday, January 27, 2026, at 6:00 p.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, FL 33607
<https://www.shellpointcdd.com/>

Meeting Location:

The Shell Point Clubhouse
1155 7th Ave NW.
Ruskin, FL, 33570

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC	11/1/2025	30915	\$145.00			security
AQUATIC WEED CONTROL INC	10/31/2025	115259	\$1,463.00			ponds
AQUATIC WEED CONTROL INC	10/31/2025	116063	\$281.00		\$1,744.00	pond maintenance
BL POOLS dba AQUASENTRY	11/4/2025	SEKG9GT-38	\$1,995.00			pool
BRIGHT VIEW LANDSCAPE SERVICES	7/1/2025	9400591	\$11,412.10			landscape
MHD COMMUNICATIONS	11/11/2025	39595	\$147.00			Security
Monthly Contract Subtotal			\$15,443.10			
Utilities						
BOCC ACH	11/3/2025	110325-9190-ACH	\$326.71			WATER
Utilities Subtotal			\$326.71			
Regular Services						
BGE, INC	11/3/2025	32725	\$4,601.56			Engineer
BUSINESS OBSERVER	11/7/2025	25-03440H	\$91.88			advertising
CHARTER COMMUNICATIONS ACH	11/9/2025	2459430110925-ACH	\$205.00			INTERNET
CORLIN SERVICES LLC	11/3/2025	0000283	\$60.00			Installation of Bulletin Board
DOORKING INC.	11/12/2025	2628636	\$34.95			Security
INFRAMARK LLC	10/31/2025	1163339	\$1,000.00			rfp
NANCY C MILLAN, TAX COLLECTOR	11/4/2025	110425-2126	\$510.77			taxes
NANCY C MILLAN, TAX COLLECTOR	11/4/2025	110425-0000	\$510.77		\$1,021.54	taxes
SIGNAL 88 LLC	8/1/2025	US_62938	\$2,140.16			Security
SIGNAL 88 LLC	7/1/2025	US_54025	\$2,541.44			Dedicated Security Officer
SIGNAL 88 LLC	11/10/2025	US_101268	\$3,477.76			security
SIGNAL 88 LLC	11/10/2025	US_101266	\$936.32		\$9,095.68	Security Officer
STRALEY ROBIN VERICKER	11/14/2025	27433	\$2,105.00			district counsel
TECO ACH	11/3/2025	110325-6112-ACH	\$8,305.94			ELECTRIC
Regular Services Subtotal			\$26,521.55			

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
SHELL POINT CDD	11/3/2025	11032025 - 01	\$5,375.30			SERIES 2019 DS 11.03.2025
Additional Services Subtotal			\$5,375.30			
Miscellaneous						
VOID	11/4/2025	VOID VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$47,666.67			

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

Invoice


BILL TO

Shell Pointe CDD
 c/o Inframark / Meritus Corp
 2005 Pan Am Circle, Suite 300
 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30915	11/01/2025	\$145.00	11/01/2025	Due on receipt	

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

FL Contractor ES12001404

BALANCE DUE

\$145.00

Thank you, we appreciate your business!

[illegible]







Total	\$281.00
Payments/Credits	\$0.00
Balance Due	\$281.00







Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
+18139432755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Shell Point
1155 7th Ave NW
Ruskin Fla 33570

INVOICE # SEKG9GT-38**DATE** 11/04/2025**DUE DATE** 12/04/2025**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Shell Cove Cleaning and maintenance of community pool	1	1,995.00	1,995.00

BALANCE DUE**\$1,995.00**

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 9400591
Invoice Date: 7/1/2025
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For July	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 or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 21714889
Invoice #: 9400591
Invoice Date: 7/1/2025

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



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
11/11/2025	39595
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Accounts Payable 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	11/26/2025			

Service Request Number	740664
Summary	User having issues with internet service
Billing Method	Actual Rates
Detail	<p>Wed 10/29/2025/12:32 PM UTC-04/ Kenneth Hoefle ken.hoefle@inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Thanks for reaching out and so far, we are good. They changed out items at the street, new wiring into the control room, new splitter, new modem, and router.</p> <p>Wed 10/29/2025/12:11 PM UTC-04/ Nick Pisciotta (time)- Hi Ken,</p> <p>I just wanted to follow up and check the status of the network. I see the last email from you was on Monday afternoon and Spectrum was onsite. Are you still having any issues or was Spectrum able to resolve this?</p> <p>Nick Pisciotta MHD</p> <p>Mon 10/27/2025/4:24 PM UTC-04/ Kenneth Hoefle ken.hoefle@inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Still having issues and Spectrum is on-site again right now. I will keep you posted.</p> <p>Mon 10/27/2025/12:05 PM UTC-04/ Lucas Price (time)- Good Afternoon Ken,</p> <p>Just wanted to follow up and see if you were able to get in touch with Spectrum regarding the issues you were running into last week.</p> <p>Lucas Price MHD IT 813-948-0202</p> <p>Thu 10/23/2025/4:30 PM UTC-04/ Nick Pisciotta (time)- Ken called back in while I was onsite Called him back and looked into issue</p>

Power was still good but network was down
Spectrum router had flashing blue lights which indicates problem getting internet
Spectrum came out earlier in the day to replace equipment but he isn't sure what was done
Advised Ken to call Spectrum as I don't believe this to be a problem with our equipment

Thu 10/23/2025/3:58 PM UTC-04/ Alex Luevanos (time)-
Ken called back
Let him know Nick will try and reach out at 4:30 today
also informed Ken that an onsite visit would be needed

Thu 10/23/2025/2:06 PM UTC-04/ Nick Pisciotta (time)-
Hi Kenneth,

As discussed over the phone, please respond back to this email if the issue occurs again.

Thank you,

Nick Pisciotta
MHD

Thu 10/23/2025/1:26 PM UTC-04/ Nick Pisciotta (time)-
Called Kenneth
Unable to reach fortigate
Spectrum equipment was just replaced earlier today
Network was functioning for about an hour and it stopped worked
Started cwview call
Was able to find to fortigate tucked away behind NVR equipment
Had Kenneth unplug Spectrum equipment but was unable to reach fortigate
Rebooted Spectrum equipment and pings to fortigate eventually became responsive
Had Kenneth test wireless and cameras and everything was successful
He requested to leave ticket open for a bit to see if it happens again

Thu 10/23/2025/1:26 PM UTC-04/ Jared Davis (time)-
Looked at this with Nick
Had the user go into the MDF
I noticed the spectrum equipment was flashing and we couldnt locate the Fortigate
Eventually we located it, I suggested we reboot the equipment, and the Firewall came up and was reachable after

Thu 10/23/2025/1:23 PM UTC-04/ Warren Brown-
They lost camera access yesterday, this morning had no internet or wifi, Spectrum said it was a modem and wiring issue apparently they resolved it, however the user lost internet shortly after Spectrum left
Spectrum said "it could be an issue with the electrical connections in the closet"

Resolution

Company Name

Shell Point CDD

Contact Name

Kenneth Hoefle

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Client Communication	0.23	150.00	\$34.50
Help Desk Technician	Remote - Business Hours	0.75	150.00	\$112.50
Total Services:				\$147.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:	\$147.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$147.00	
		Payments:	\$0.00	

	Credits:	\$0.00
	Balance Due:	\$147.00

Invoice Time Detail

Invoice Number: 39595
Company: Shell Point CDD

Charge To: Shell Point CDD / User having issues with internet service Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/23/2025	Pisciotta, Nick	Service Ticket: 740664 Summary: User having issues with internet service Called Kenneth Unable to reach fortigate Spectrum equipment was just replaced earlier today Network was functioning for about an hour and it stopped worked Started cwview call Was able to find to fortigate tucked away behind NVR equipment Had Kenneth unplug Spectrum equipment but was unable to reach fortigate Rebooted Spectrum equipment and pings to fortigate eventually became responsive Had Kenneth test wireless and cameras and everything was successful He requested to leave ticket open for a bit to see if it happens again	Y	0.75	150.00	\$112.50
10/23/2025	Pisciotta, Nick	Service Ticket: 740664 Summary: User having issues with internet service Ken called back in while I was onsite Called him back and looked into issue Power was still good but network was down Spectrum router had flashing blue lights which indicates problem getting internet Spectrum came out earlier in the day to replace equipment but he isn't sure what was done Advised Ken to call Spectrum as I don't believe this to be a problem with our equipment	Y	0.23	150.00	\$34.50

Subtotal: \$147.00**Invoice Time Total:****Billable Hours:****0.98**



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	11/03/2025	11/24/2025

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	10/01/2025	249796	11/03/2025	264911	15115 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$45.65
Water Base Charge	\$41.42
Water Usage Charge	\$16.93
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$106.86

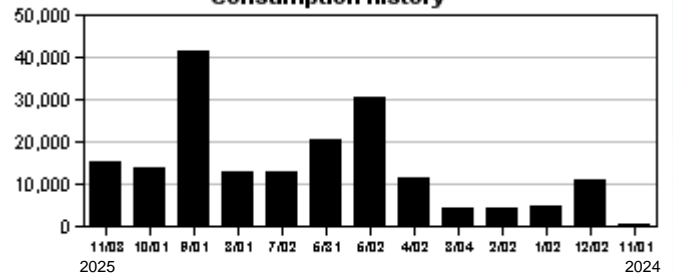
Summary of Account Charges

Previous Balance	\$289.31
Net Payments - Thank You	\$-289.31
Total Account Charges	\$326.71
AMOUNT DUE	\$326.71

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

973 0

DUE DATE

11/24/2025

**Auto Pay Scheduled
DO NOT PAY**



0009099891906 00000326710



INVOICE

Lisa Castoria
 Shell Point Community Development District
 2654 Cypress Ridge Blvd
 Suite 101
 Wesley Chapel, FL 33544

November 3, 2025
 Project No: 00014558-00
 Invoice No: 32725

Invoice Total	\$4,601.56
----------------------	-------------------

Project 00014558-00 Shell Point CDD District Engineering Services

Site visit to perform pond inspections required by SWFWMD. Preparation of report summarizing pond observations. Prioritization of required repairs. Research historical documents, plats, etc. pertaining to ownership of fencing at rear of 1066 Ocean Spray Drive. Request and review quote for assessment of underlying soil conditions below pool.

Services current through October 24, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	3.75	280.00	1,050.00	
Engineer I	19.00	145.00	2,755.00	
Engineering Technician	4.00	85.00	340.00	
Intern	4.00	90.00	360.00	
Totals	30.75		4,505.00	
Total Labor				4,505.00

Reimbursable Expenses

R-Project Travel & Subsist.	96.56	
Total Reimbursables	96.56	96.56

Total this Invoice \$4,601.56

BBE/L
 inframarkcms@payableslockbox.com; lisa.castoria@inframark.com

Billing Backup

BGE, Inc.

Invoice 32725 Dated 11/3/2025

Monday, November 3, 2025

11:22:19 AM

Project 00014558-00 Shell Point CDD District Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	9/30/2025		.50	280.00	140.00	
Chang, Philip	10/2/2025		.25	280.00	70.00	
Chang, Philip	10/6/2025		1.50	280.00	420.00	
Chang, Philip	10/9/2025		.50	280.00	140.00	
Chang, Philip	10/13/2025		.50	280.00	140.00	
Chang, Philip	10/21/2025		.50	280.00	140.00	
Engineer I						
Pinson II, William	9/29/2025		.50	145.00	72.50	
Pinson II, William	9/30/2025		4.00	145.00	580.00	
Pinson II, William	10/3/2025		6.50	145.00	942.50	
Pinson II, William	10/6/2025		5.00	145.00	725.00	
Pinson II, William	10/7/2025		.50	145.00	72.50	
Pinson II, William	10/14/2025		2.50	145.00	362.50	
Engineering Technician						
King, Alexandra	9/30/2025		4.00	85.00	340.00	
Intern						
Huerta, Kent	10/3/2025		4.00	90.00	360.00	
	Totals		30.75		4,505.00	
	Total Labor					4,505.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000080826	10/3/2025	Pinson II, William / Pond Inspection / Pond Inspection / 57.40 miles @ 0.70			44.20	
000000080878	10/3/2025	Huerta, Kent / Shell Point Pond Inspections / To do pond inspections / 68.00 miles @ 0.70			52.36	
	Total Reimbursables				96.56	96.56
				Total this Project		\$4,601.56
				Total this Report		\$4,601.56

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

○ 5426 Bay Center Dr, Tampa, FL 33609

○ 1396 Ocean Spray Dr, Ruskin, FL 33570

○ 5426 Bay Center Dr, Tampa, FL 33609

⊕ Add destination

Options

📱 Send directions to your phone

🔗 Copy link

🚗 via US-41 S/S Tamiami Trl/US Hwy 41 S 1 hr 37 min
57.4 miles

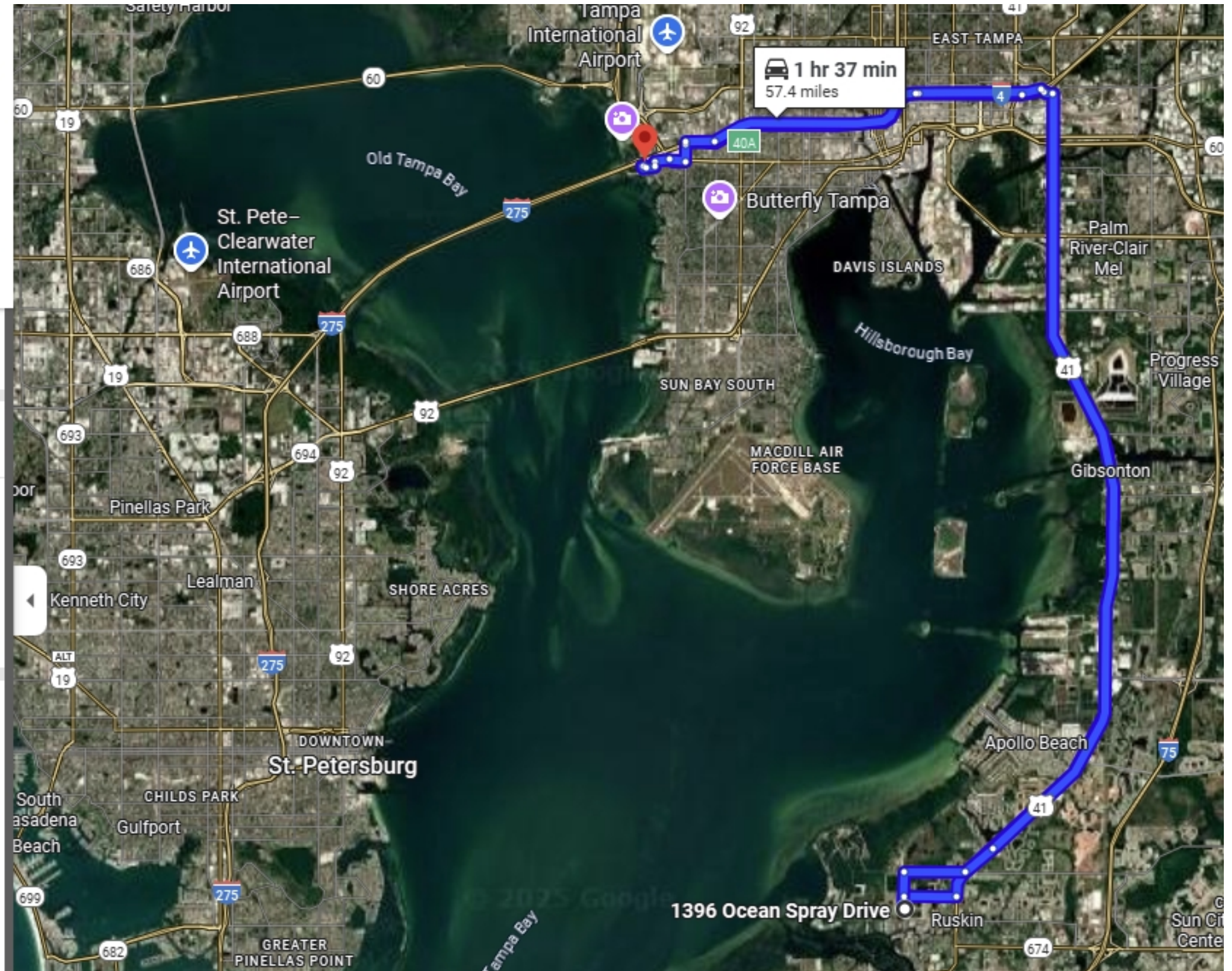
1 hr 37 min without traffic

[Details](#) [Preview](#)

Explore nearby 5426 Bay Center Dr



Cypress Beach Park
Tampa Florida



Business Observer

Page 26

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-03440H

Date 11/07/2025

Attn:
Shell Point CDD - Inframark
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-03440H

\$91.88

Notice of Meeting and Public Hearing

RE: Shell Point CDD Board of Supervisors Meeting on 11/25/25 at 6:00 PM
for Recreation Center Policies

Published: 11/7/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$91.88

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF MEETING AND
PUBLIC HEARING ON PROPOSED
RECREATION CENTER POLICIES,
RENTAL RATES AND DEPOSITS,
NON-RESIDENT USER FEES AND
ALL OTHER DEPOSITS AND FEES**

The Shell Point Community Development District (the "**District**") hereby gives public notice of a meeting of its Board of Supervisors (the "**Board**") and a public hearing, to review, revise and adopt recreation center policies, rental rates and deposits, non-resident user fees and all other deposits and fees (the "**Recreation Center Policies**") on **November 25, 2025, at 6:00 p.m.** located at **1155 7th Ave NW Ruskin, Florida 33570.**

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreation Center Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing at the offices of Inframark or by conference line. Please check the District's website at

<https://www.shellpointcdd.com/> prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the Recreation Center Policies as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Recreation Center Policies will be available by emailing the District Manager at aaninipot@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

November 7, 2025 25-03440H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

November 9, 2025
Invoice Number: 2459430110925
Account Number: 8337 12 028 2459430
Security Code: 1043
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 11/09/25 through 12/08/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 11/26/25	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

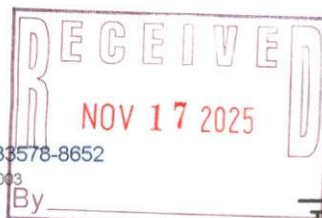
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 DY RP 09 11102025 NNNNNNNN 01 000836 0003

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



November 9, 2025

SHELL POINT CDD

Invoice Number: 2459430110925
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: 2459430110925
 Security Code: 8337 12 028 2459430
 1043

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 09 11102025 NNNNNNNN 01 000836 0003

Charge Details

Previous Balance	205.00
EFT Payment 10/26	-205.00
Remaining Balance	\$0.00

Payments received after 11/09/25 will appear on your next bill.

Service from 11/09/25 through 12/08/25

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
	\$170.00

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

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

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

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 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.

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 \$2.13, 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**.





CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
ShellPoint CDD

Date of Issue
11/03/2025

Invoice Number
0000283

Amount Due (USD)

\$60.00

Due Date
12/03/2025

Description	Rate	Qty	Line Total
installation of bulletin board at the mail kiosk	\$60.00	1	\$60.00

Subtotal 60.00

Tax 0.00

Total 60.00

Amount Paid 0.00

Amount Due (USD) \$60.00

Terms

Request a Deposit \$0.00

Notes

Enter notes (optional)

[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 #
2628636
INVOICE DATE
November 12, 2025

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

User ID: **ShellPointCDD**

Period Starts: October 12, 2025
 Period Ends: November 11, 2025

Previous Balance: \$34.95 **Note: All \$ amounts are in US Dollars.**
 Payment Received: \$0.00
Amount Overdue: \$34.95
 New Charges: \$34.95
Total Amount Due: \$69.90 USD Due upon receipt

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
10/12/2025	11/11/2025	Shell Point CDD	813 947 3641	9999	2	12	\$34.95

Summary	Total Amount Due
This amount is due upon receipt	\$69.90 USD



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1163339
Invoice Date	10/31/2025
Due Date	11/30/2025

To: Shell Point CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,000.00

Please Pay This Amount

Subtotal	\$1,000.00
Sales Tax	\$0.00
Total	\$1,000.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

31 Oct 2025 02:38:36PM CST

DISTRICT : SHELL POINT CDD

Go Green! Think before you print.

INVOICE NO. 1163339 - DETAIL

INVOICE DATE: 10/31/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	10/28/2025	4255389	SHPCDD District Area	General Maintenance; Informal Landscape Request For Proposals - RFP	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	
				BWO Total	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	
				Invoice Total	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	



hillstaxfl.gov

**2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****Account No.:** A0563622126**Account Name:** SHELL POINT CDD
Address: 2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008**Legal Description:** SHELL COVE PHASE 1 TRACTS 400 THRU 403...TRACTS
LA A THRU LA D...AND TRACT AC**Property Location:**1155 7TH AVE NW
RUSKIN 33570**Delinquent Taxes Remain Unpaid - Visit hillstaxfl.gov for Amount Due.****Ad Valorem Taxes**

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	100	0	5.4608	0.00
ENVIRONMENTAL LAND	813-272-5890	100	100	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	100	0	4.6163	0.00
LIBRARY-SERVICE	813-273-3652	100	100	0	0.5583	0.00
SCHOOL - LOCAL	813-272-4064	100	100	0	2.2480	0.00
SCHOOL - VOTER APPROVED	813-272-4064	100	100	0	1.0000	0.00
SCHOOL - STATE	813-272-4064	100	100	0	3.0920	0.00
PORT AUTHORITY	813-905-5132	100	100	0	0.0737	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	100	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	100	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	100	0	0.1831	0.00

Total Millage: 18.2515**Total Ad Valorem Taxes: \$0.00****Non-Ad Valorem Taxes**

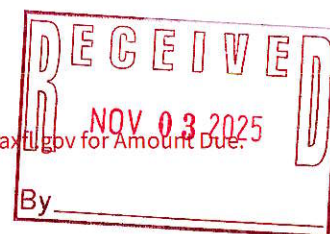
Taxing Authority	Telephone	Tax Amount
SHELL POINT CDD	954-603-0034	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00
SOLID WASTE DISPOSAL	813-272-5680	208.60
SOLID WASTE COLLECTION	813-272-5680	302.17

Total Non-Ad Valorem Assessments: \$510.77**Combined Taxes & Assessments: \$510.77**

↕ Detach below portion and return it with your payment. ↕

Nancy C. Millan, Hillsborough County Tax Collector**2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments****Account No.:** A0563622126**Tax District:** U**Escrow:****Assessed Value:** 100**Exemptions:** GO**ONLY PAY ONE AMOUNT**
Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$490.34
Dec. 31, 2025	\$495.45
Jan. 31, 2026	\$500.55
Feb. 28, 2026	\$505.66
Mar. 31, 2026	\$510.77

**SAVE A STAMP
& PAY ONLINE!**SCAN QR CODE
WITH SMARTPHONE**Delinquent Taxes Remain Unpaid - Visit hillstaxfl.gov for Amount Due.****Remember to write your account number on your check.**
Make checks payable in US funds to:Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008



hillstaxfl.gov



2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0315810000

Account Name: SHELL POINT CDD
Address: 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

Legal Description: NE 1/4 OF SE 1/4 OF SE 1/4

Property Location:

609 NW 14TH ST
 RUSKIN 33570

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	5,000	5,000	0	5.4608	0.00
ENVIRONMENTAL LAND	813-272-5890	5,000	5,000	0	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	5,000	5,000	0	4.6163	0.00
LIBRARY-SERVICE	813-273-3652	5,000	5,000	0	0.5583	0.00
SCHOOL - LOCAL	813-272-4064	5,000	5,000	0	2.2480	0.00
SCHOOL - VOTER APPROVED	813-272-4064	5,000	5,000	0	1.0000	0.00
SCHOOL - STATE	813-272-4064	5,000	5,000	0	3.0920	0.00
PORT AUTHORITY	813-905-5132	5,000	5,000	0	0.0737	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	5,000	5,000	0	0.5000	0.00
CHILDRENS BOARD	813-229-2884	5,000	5,000	0	0.4589	0.00
WATER MANAGEMENT	352-796-7211	5,000	5,000	0	0.1831	0.00

Total Millage: 18.2515

Total Ad Valorem Taxes: \$0.00

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
SHELL POINT CDD	954-603-0034	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00
SOLID WASTE DISPOSAL	813-272-5680	208.60
SOLID WASTE COLLECTION	813-272-5680	302.17

Total Non-Ad Valorem Assessments: \$510.77

Combined Taxes & Assessments: \$510.77

↕ Detach below portion and return it with your payment. ↕

Nancy C. Millan, Hillsborough County Tax Collector

2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0315810000

Tax District: U

Escrow:

Assessed Value: 5,000

Exemptions: 60

ONLY PAY ONE AMOUNT

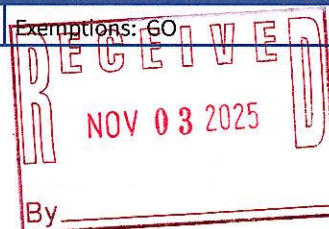
Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$490.34
Dec. 31, 2025	\$495.45
Jan. 31, 2026	\$500.55
Feb. 28, 2026	\$505.66
Mar. 31, 2026	\$510.77



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE



**Remember to write your account number on your check.
 Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

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





Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Shell Point Pool

1155 7th Ave NW
Ruskin, FL 33570

INVOICE

Invoice Number: US_62938
Invoice Date: 2025-08-01
Due Date: 2025-08-16
Terms: NET15
Customer ID: 214080
Customer PO:

Amount Due: \$2,140.16

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-08-01- 2025-08-31	Dedicated Security Officer - Shell Point Pool : : Service Location: Shell Point Pool	64	\$33.44	\$2,140.16

Subtotal	\$2,140.16
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$2,140.16

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246

Omaha, NE 68108

remittance@teamsignal.com

BILL TO

Shell Point Pool

1155 7th Ave NW

Ruskin, FL 33570

INVOICE

Invoice Number: US_54025
 Invoice Date: 2025-07-01
 Due Date: 2025-07-16
 Terms: NET15
 Customer ID: 214080
 Customer PO:

Amount Due: \$2,541.44

**THERE WILL BE A \$30 CHARGE FOR ALL
 RETURNED CHECKS. 1.5% INTEREST (18%
 APR) IS ASSESSED ON ALL UNPAID
 BALANCES**

Period	Description	QTY	Unit Price	Total
2025-07-01- 2025-07-31	Dedicated Security Officer - Shell Point Pool : : Service Location: Shell Point Pool	64	\$33.44	\$2,140.16
2025-07-01- 2025-07-31	Dedicated Security Officer - Extra Job: : Service Location: Shell Point Pool	8	\$50.16	\$401.28

Subtotal	\$2,541.44
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$2,541.44

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
 with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Shell Point Pool

1155 7th Ave NW
Ruskin, FL 33570

INVOICE

Invoice Number: US_101268
Invoice Date: 2025-11-10
Due Date: 2025-11-25
Terms: NET15
Customer ID: 214080
Customer PO:

Amount Due: \$3,477.76

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-06-01- 2025-06-30	Dedicated Security Officer - Shell Point Pool: : Service Location: Shell Point Pool	104	\$33.44	\$3,477.76

Subtotal	\$3,477.76
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$3,477.76

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246

Omaha, NE 68108

remittance@teamsignal.com

BILL TO

Shell Point Pool

1155 7th Ave NW

Ruskin, FL 33570

INVOICE

Invoice Number: US_101266
 Invoice Date: 2025-11-10
 Due Date: 2025-11-25
 Terms: NET15
 Customer ID: 214080
 Customer PO:

Amount Due: \$936.32

**THERE WILL BE A \$30 CHARGE FOR ALL
 RETURNED CHECKS. 1.5% INTEREST (18%
 APR) IS ASSESSED ON ALL UNPAID
 BALANCES**

Period	Description	QTY	Unit Price	Total
2025-05-24- 2025-05-31	Dedicated Security Officer - Shell Point Pool: : Service Location: Shell Point Pool	16	\$33.44	\$535.04
2025-05-24- 2025-05-31	Dedicated Security Officer - Shell Point Pool - Holiday: : Service Location: Shell Point Pool	8	\$50.16	\$401.28

Subtotal	\$936.32
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$936.32

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
 with peace of mind.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Page 40

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

November 14, 2025
Client: 001510
Matter: 000001
Invoice #: 27433

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/21/2025	VKB	TELECONFERENCE WITH C. HAMMOND RE: CONCERNS OF SUNSHINE LAW VIOLATIONS; FOLLOW UP WITH K. COLE RE; SAME; DRAFT EMAIL TO P. GLEASON WITH ATTORNEY GENERAL'S OFFICE RE: SAME.	0.8	\$300.00
10/22/2025	VKB	DRAFT EMAIL TO ENTIRE BOARD RE: CONCERNS OF SUNSHINE LAW VIOLATIONS AND POTENTIAL CONSEQUENCES.	0.7	\$262.50
10/23/2025	VKB	REVIEW AND REPLY TO EMAILS RE: CONSEQUENCES FOR VIOLATION OF SUNSHINE LAW.	0.5	\$187.50
10/23/2025	VKB	REVIEW AND REPLY TO EMAIL FROM V. ORLANDO RE: FOLLOW UP ITEMS RELATED MY EMAIL RE: CONCERNS OF SUNSHINE LAW VIOLATIONS AND POTENTIAL CONSEQUENCES.	0.4	\$150.00
10/24/2025	VKB	REVIEW AND REPLY TO EMAIL FROM C. HAMMOND RE: CONCERNS OF CDD LIABILITY FOR SUNSHINE LAW VIOLATIONS.	0.2	\$75.00
10/29/2025	VKB	REVIEW AND REPLY TO EMAILS FROM V. ORLANDO; TELECONFERENCE WITH K. COLE RE: LAST NIGHT'S BOARD MEETING AND BOARD'S REQUEST FOR ATTENDANCE AT NOVEMBER MEETING.	0.5	\$187.50
10/30/2025	MB	REVIEW PINE LAKE SERVICES' BID PROPOSAL PACKAGE; PREPARE LANDSCAPE AND IRRIGATION SERVICES AGREEMENT.	2.9	\$942.50
Total Professional Services			6.0	\$2,105.00

November 14, 2025
Client: 001510
Matter: 000001
Invoice #: 27433

Page: 2

Total Services	\$2,105.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,105.00
Previous Balance		\$1,560.00
Less Payments		(\$1,560.00)
PAY THIS AMOUNT		\$2,105.00

Please Include Invoice Number on all Correspondence



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

Statement Date: November 03, 2025

Amount Due: \$8,305.94

Due Date: November 17, 2025

Account #: 321000026112

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Previous Amount Due	\$8,374.18
Payment(s) Received Since Last Statement	-\$8,374.18
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,305.94

Amount Due by November 17, 2025 \$8,305.94

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 **7,287 KWH**

470 OLIVE CONCH ST,
FOUNTN, RUSKIN, FL
33570-2037 **2,000 KWH**



Scan here to interact with your bill online.

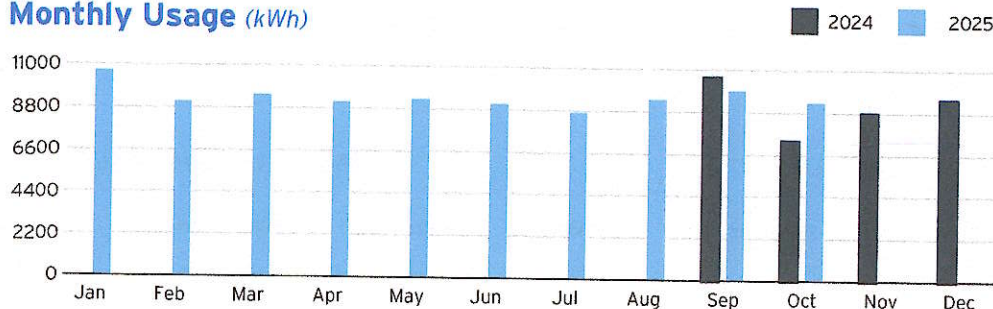


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 321000026112

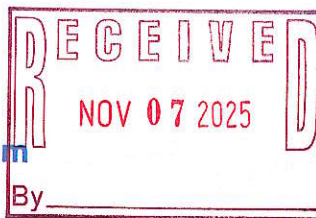
Due Date: November 17, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$8,305.94

Payment Amount: \$

700750003643

Your account will be drafted on November 17, 2025

00000013 FTECO511032523074910 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	10/21/2025	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	10/21/2025	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	10/21/2025	26,329		24,329		2,000 kWh	1	29 Days	\$329.47
									▼ 9.3%

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	10/21/2025	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	10/21/2025	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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at 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. 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

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	10/21/2025	0		0		0 kWh	1	29 Days	\$18.74

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

Sub-Account Number: 221007911623

Amount: \$348.50

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	10/21/2025	25,887		18,600		7,287 kWh	1	29 Days	\$864.23
1000799181	10/21/2025	18.7		0		18.7 kW	1	29 Days	<input checked="" type="checkbox"/> 5.6%

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

Sub-Account Number: 221007940820

Amount: \$6,670.04

Total Current Month's Charges**\$8,305.94**

00000013-0000072-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 10/29/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

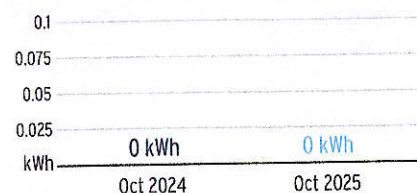
Service Period: 09/23/2025 - 10/21/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	10/21/2025	0		0		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
Electric Service Cost		\$18.74

Current Month's Electric Charges

\$18.74

Billing information continues on next page →

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

Meter Read


Meter Location: LAKE FOUNTAIN

Service Period: 09/23/2025 - 10/21/2025

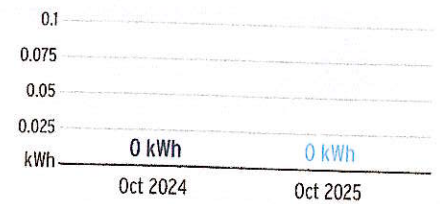
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	10/21/2025	7,596		7,596		0 kWh	1	29 Days

Charge Details

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$18.74

Billing information continues on next page →




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

Meter Read

Meter Location: LAKE FOUNTAIN

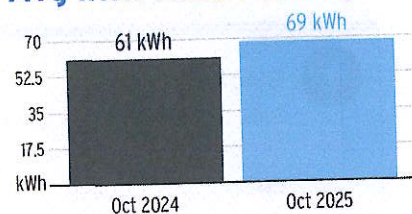
Service Period: 09/23/2025 - 10/21/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492466	10/21/2025	26,329	24,329	2,000 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	2,000 kWh @ \$0.08641/kWh	\$172.82
Fuel Charge	2,000 kWh @ \$0.03391/kWh	\$67.82
Storm Protection Charge	2,000 kWh @ \$0.00577/kWh	\$11.54
Clean Energy Transition Mechanism	2,000 kWh @ \$0.00418/kWh	\$8.36
Storm Surcharge	2,000 kWh @ \$0.02121/kWh	\$42.42
Florida Gross Receipt Tax		\$8.24
Electric Service Cost		\$329.47

Current Month's Electric Charges
\$329.47

Billing information continues on next page →

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

Meter Read


Meter Location: LAKE FOUNTAIN

Service Period: 09/23/2025 - 10/21/2025

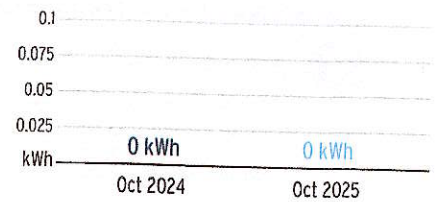
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	10/21/2025	0		0		0 kWh	1	29 Days

Charge Details

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$18.74

Billing information continues on next page →





Page 49
 Sub-Account #: 211021533685
 Statement Date: 10/29/2025

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

Meter Read

Meter Location: SOUTH ENTRANCE

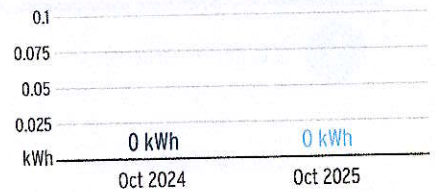
Service Period: 09/23/2025 - 10/21/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	10/21/2025	0		0		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge

29 days @ \$0.63000

\$18.27

Florida Gross Receipt Tax

\$0.47

Electric Service Cost

\$18.74

Current Month's Electric Charges

\$18.74

Billing information continues on next page →

Sub-Account #: 211021583862
Statement Date: 10/29/2025

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 09/23/2025 - 10/21/2025

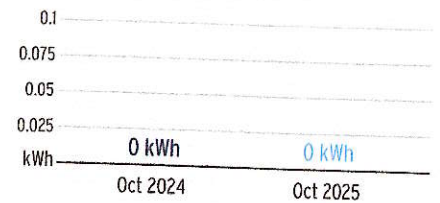
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	10/21/2025	0		0		0 kWh	1	29 Days

Charge Details

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$18.74

Billing information continues on next page →



Page 51
 Sub-Account #: 221007911623
 Statement Date: 10/29/2025

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

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

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 @ \$0.03363/kWh	\$4.47
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		\$0.29
Franchise Fee		\$21.37
Municipal Public Service Tax		\$0.88
Lighting Charges		\$348.50

Current Month's Electric Charges

\$348.50

Billing information continues on next page →

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 09/23/2025 - 10/21/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799181	10/21/2025	25,887	18,600	7,287 kWh	1	29 Days
1000799181	10/21/2025	18.7	0	18.7 kW	1	29 Days

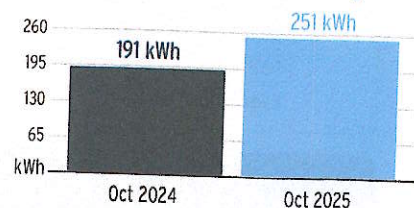
Charge Details



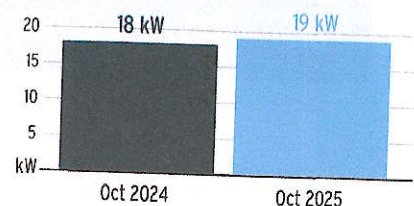
Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	19 kW @ \$18.07000/kW	\$343.33
Energy Charge	7,287 kWh @ \$0.00773/kWh	\$56.33
Fuel Charge	7,287 kWh @ \$0.03391/kWh	\$247.10
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	7,287 kWh @ \$0.00068/kWh	\$4.96
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	7,287 kWh @ \$0.01035/kWh	\$75.42
Florida Gross Receipt Tax		\$21.61
Electric Service Cost		\$864.23

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$864.23

Billing information continues on next page →





Page 53
Sub-Account #: 221007940820
Statement Date: 10/29/2025

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

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

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 @ \$0.03363/kWh	\$91.64
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		\$6.01

Lighting Charges

\$6,670.04

Current Month's Electric Charges

\$6,670.04

Total Current Month's Charges

\$8,305.94

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 11/3/2025
Check Amount \$5,375.30
Payable To Shell Point CDD
Check Description 2019 DS 11/3
Post to 201.103200

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	_____	
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	# _____	Date _____

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	851,955.00	47.222%	0.472200	
Net DS	952,202.14	52.778%	0.527800	1%
Net Total	1,804,157.14	100.0000%	1.000000	
			201	

M:\Client Files\Shell Point CDD 520\Financial Services\Accounting\Debt Service\Shell Point FY 2026 DS Schedule

December 2025 On-Site Report:

- **Mulch for playground is scheduled for the beginning of January 2026.**
- **Monument Repairs due to vandalism are being addressed by Corlin Services with approval by Board Chair. Corlin Services has been trying and is unable to locate the exact corbel, but we are looking at trimming up the existing pieces, adding stucco and repainting them. This repair will be under a separate invoice as we have an Incident Report filed with HCSO. Corlin Services has addressed the graffiti and broken tile at the monuments.**
- **Entire Community palm trees need trimming. This is scheduled with Pine Lake.**
- **Hillsborough County Public Works Division were advised of issues with pedestrian walkway bridges. All work has been completed by HCPWD.**
- **Duck deterrent poles, hardware along with insurance recommended signage has been installed. In addition, the mesh along the lower part of the fence is close to completion.**
- **Front sidewalk project is coming along well. Pavers with flowerpots and flowers along with stone have been installed. Additional stones along the north side of the sidewalk and right outside of the doors and entrances would be recommended. I would only come in about a foot to help retain the mulch when we have heavy rain.**
- **The Pickleball court fence project will start at the beginning of January of 2026. The check from the resident for damage to the court surface has been received and waiting to make sure it clears the bank before contacting the vendor.**
- **Playground drainage issues. We need to keep this on our radar.**
- **Baffle at retention pond overflow has been repaired by Corlin Services. This was the unit located in the pond behind the clubhouse.**
- **Worked with Board Chair regarding paint colors for inside of clubhouse. Work in progress but coming along well.**
- **HCSO office painting and set-up in progress.**
- **Per Board Chair paint purchased to reline parking lines and handicap space. Work in progress.**

- **Holiday Event at the clubhouse was very well received. We had over 150 kids and parents to see Santa, grab a treat and a cup of coffee or hot chocolate.**
- **The leak at the drinking fountain repair is in progress. Additional parts are required.**
- **The landscape around the community is the same as previous month. New Landscaper starts 12/1 and will be walking property at that time. Pine Lake has started and will be working closely with me.**



Corlin Services working on monuments.



The shells need a new coat of paint.





Fountain repair in progress.



Sidewalk project in progress.



Parking lot painting in progress.



Clubhouse painting in progress.



Palm trees need trimming.



Pool area looks good and palms need trimming.



Holiday event with Santa.



Holiday event.

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

Page 68

The regular meeting of the Board of Supervisors of Shell Point Community Development District was held on Tuesday November 25, 2025, at 6:00 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present and constituting a quorum were:

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

Also present either in person or via TEAMS Video Communications, were:

Kristee Cole	District Manager
Mark Vega	Senior District Manager
Ken Hoefle	Field Inspector
Vivek Babbar	District Counsel
Audience	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were audience comments regarding the positive change they have observed within the community.

THIRD ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond, the Board approved the agenda.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant

Ms. Sowani Updated the Board on the current funds received from the County. There is revolving credit associated with the loan, but no money is owed at this time. There is debt owed to the developer based on previous audits.

B. District Counsel

Mr. Babbar updated the Board on Sunshine Law and the procedures going forward outside of meetings.

C. District Engineer

Ms. Cole updated the Board on the District Engineer's determination regarding the pool crack. The Board decided to monitor the crack at this time.

D. District Manager

Ms. Cole updated the Board on the letter of violation for the pickleball court damage.

Mr. Baabar advised that it would be best to send another letter to both the resident and the owner.

E. Onsite Manager

Mr. Hoefle presented his report.

Residents and Board Members thanked Mr. Hoefle for everything he has done.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Regular Meeting Minutes for October 28, 2025

On MOTION by Ms. Schwartzbauer seconded by Ms. Hammond, with all in favor, the consent agenda item 4A meeting minutes of October 28, 2025, Regular Meeting, was approved as presented.

B. Workshop Meeting Minutes September 2025 & October 2025

Ms. Pennington will prepare the workshop minutes for the next meeting.

C. Consideration of Operation and Maintenance September 2025 & October 2025

On MOTION by Mr. Davis seconded by Ms. Schwartzbauer, with all in favor, the consent agenda item 4C Operation and Maintenance September 2025 & October 2025, were approved as presented.

SIXTH ORDER OF BUSINESS

Business Items

A. Public Hearing to Adopt the Recreation Center Policies

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, business item 6A Public Hearing was opened.

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, business item 6A Public Hearing was closed.

1. Consideration of Resolution 2026-04; Adopting Recreation Center Policies

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, business item 6A1 Resolution 2026-04; Adopting Recreation Center Policies was adopted.

B. Consideration of Playground Mulch Proposal

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, business item 6B Playground Mulch Proposal in the amount of \$5,750.00 was adopted.

C. Consideration of Fence Proposal

On MOTION by Ms. Schwartzbauer, second by Ms. Davis, with all in favor, business item 6C Bellfer Fence Proposal was adopted.

D. Discussion Regarding the Hillsborough County Substation

Ms. Schwartzbauer updated the Board, and the Board would like to move forward with having the clubhouse as a Substation for Hillsborough County Sheriff's Office.

SEVENTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

Mr. Orlando inquired about posting on social media.

Mr. Babbar advised not to post on social media unless it is strictly given information.

EIGHTH ORDER OF BUSINESS

Audience comments

Audience comments included social media, cleaning fee, the pool, and appreciation for transparency.

Ms. Davis reminded everyone that all parties are on the same page.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Orlando seconded by Ms. Pennington, with all in favor, the meeting was adjourned at 7:37 p.m.

Kristee Cole
District Manager

Brittany Schwartzbauer
Chairperson

Board Meeting Minutes

Date: Tuesday, September 23, 2025

Time: 6:00 PM

Location: 1155 7th Ave NW, Ruskin (Clubhouse)

The meeting was called to order at 6:00 PM on September 23, 2025. All board members were present. No members of the audience were in attendance.

Presentations:

- A presentation was given by BrightView, followed by board discussion.

Board Business and Discussion:

- Review and discussion of prior board meeting minutes.
- Discussion regarding the clubhouse entrance and overall appearance.
- Discussion regarding the pond maintenance program and current status.
- Discussion regarding mail notices.
- Discussion regarding the Landscaping RFP and current status.
- Discussion regarding website updates.
- Discussion regarding cleaning vendors.
- Discussion regarding CDD encroachments.
- Discussion regarding pool concerns and issues related to ducks.

Board Member Comments:

- Board member comments were provided.

The meeting was adjourned at 7:35 PM.

Board Meeting Minutes

Tuesday, October 14, 2025

Meeting Time: 6:00 PM (EST)

The meeting was called to order at 6:00 PM (EST).

All board members were present.

There were no audience members present.

Approval of Previous Minutes

The Board discussed the previous meeting minutes.

New Business / Discussion Items

- The Board discussed charges for meeting minutes with Inframark.
- The Board discussed duck deterrents.
- The Board discussed pool repairs.
- The Board discussed pond erosion.
- The Board discussed vandalism.
- The Board discussed an HOA flash email to homeowners.
- The Board discussed financials.
- The Board discussed the county commissioner.

Supervisor comments were provided.

The meeting was adjourned at 8:01 PM (EST).

Proposal to NO.

Shell Point carbon fibre stitches

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	Ken.Hoefle@inframark.com	
TEL		ORDER TAKEN BY <i>Pat Hanley</i>

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

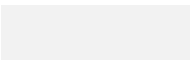
Hanley Pools will perform the work as follows;	QT	Cost
Install approximately 25 carbon fibre stitches to crack on deep end of pool *expected crack about 30 ft		\$10,400.00

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%	\$5,200.00
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%	\$5,200.00
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	\$10,400.00

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

PREPARED BY
Rob Romano

XECUTIVE POOLS

(813) 344-1763

rromano@xecutivepools.com

13542 N. Florida Avenue

Suite 215

Tampa, FL 33613

PREPARED FOR
Kristee Cole

Shell Point CDD

(813) 382-7355

kristee.cole@inframark.com

1155 7th Ave NW, Ruskin, FL 33570, USA

PROPOSAL DETAILS
1155 7th Avenue Northwest

1155 7th Ave NW, Ruskin, FL 33570, USA

DESCRIPTION
Pool Crack

Drain & Inspect

Stapels

- Torque Lock heavy duty concrete staples installed throughout 30' of crack. Anchored into pool shell & Installed every 12" for superior strength.
- Two-part epoxy injection & hydraulic cement throughout entire length.
- Area Patched with a similar material as current pool surface.
- Includes draining pool and installation of initial startup chemicals.

* Any additional cracks found will be presented and approved by the owner prior to any additional work taking place.

Pool Start Up

SUBTOTAL \$16,510.91
TAX \$0.00
TOTAL \$16,510.91
PAYMENT SCHEDULE

Name	Amount
Payment 1: Due upon approval (50%)	\$8,255.46
Payment 2: Due during scheduled visit upon completion of work (50%)	\$8,255.45

- Price includes all material, labor and tax.
- 1(one) year warranty on parts.

The above specifications, costs, and terms are hereby accepted.

KRISTEE COLE

DATE