

Shell Point Community Development District

January 27, 2026

Agenda Package

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

[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Shell Point Community Development District

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
Nancy Nix, Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA

Tuesday, January 27, 2026, 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 December 2025Page 3
 - B. Landscape
 1. Consideration of Tree Straightening Proposal.....Page 61
 2. Consideration of Tree Removal Proposal.....Page 68
 3. Consideration of Trash Removal Proposal.....Page 75
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - F. Onsite Manager Report.....Page 82
- 5. Business Administration**
 - A. Consideration of Regular Meeting Minutes for December 30, 2025Page 90
- 6. Business Items**
 - A. Consideration of Pool Resurfacing Proposals.....Page 93
 - B. Consideration of Concrete Pad ProposalsPage 106
 - C. Discussion of parking lot damage
- 7. Board of Supervisors' Requests and Comments**
- 8. Audience Comments**
- 9. Adjournment**

*The next Regular Meetings is scheduled to be held on **Tuesday, February 10, 2026, at 6:00***

*The next Workshop will be held on **Tuesday, February 24, 2026, at 6:00 p.m.***

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	12/8/2025	165974	\$416.67			MANAGEMENT FEE
INFRAMARK LLC	12/8/2025	165974	\$7,333.33	\$7,750.00	\$7,750.00	MANAGEMENT FEE
Monthly Contract Subtotal			\$7,750.00			
Utilities						
BOCC ACH	12/2/2025	120225-9190-ACH	\$271.44			WATER
Utilities Subtotal			\$271.44			
Regular Services						
ACTION SECURITY, INC	12/1/2025	31215	\$145.00			security
ANGELA MARIE DAVIS	11/25/2025	AD-112525	\$200.00			BOARD 11/25/25
AQUATIC WEED CONTROL INC	11/30/2025	117146	\$1,463.00			Aquatics
BGE, INC	12/3/2025	34975	\$350.00			District Engineer
BRIGHT VIEW LANDSCAPE SERVICES	11/26/2025	9598575	\$11,412.00			landscape
BRITTANY IVY-SCHWARTZBAUER	11/25/2025	BS-112525	\$200.00			BOARD 11/25/25
CHERYL ANN HAMMOND	11/25/2025	CH-112525	\$200.00			BOARD 11/25/25
CHRIS'S PLUMBING SERVICE	11/14/2025	30507	\$406.60			water
CHRIS'S PLUMBING SERVICE	11/21/2025	30682	\$1,143.05			shower leak
CHRIS'S PLUMBING SERVICE	11/10/2025	30421	\$521.40	\$2,071.05		shower leak
CORLIN SERVICES LLC	11/22/2025	0000287	\$226.00			installation
CORLIN SERVICES LLC	11/22/2025	0000288	\$240.00	\$466.00		cleaning
DOORKING INC.	12/12/2025	2649927	\$34.95			monitoring
ELAINE PENNINGTON	11/25/2025	EP-112525	\$200.00			BOARD 11/25/25
FIELDS CONSULTING GROUP, LLC	11/20/2025	3700	\$95.00			Ponds
INFRAMARK LLC	11/25/2025	164576	\$72.48			MANAGEMENT FEE
INFRAMARK LLC	12/1/2025	165674	\$416.67			MANAGEMENT FEE
INFRAMARK LLC	12/1/2025	165674	\$7,333.33	\$7,750.00	\$7,822.48	MANAGEMENT FEE
JOHN ERIC BEAM	11/17/2025	1211255JB	\$475.00			santa
RYAN LOSE	11/17/2025	000352	\$400.00			coffee
STRALEY ROBIN VERICKER	12/15/2025	27603	\$1,725.00			counsel

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO ACH	12/5/2025	120525-6112-ACH	\$8,318.66			ELECTRIC
VALLEY BANK	10/31/2025	103125-ACH	\$20.77			SNAKS FOR BOARD MEETING
VALLEY BANK	10/31/2025	103125-ACH	\$75.24			HALLOWEEN DECORATION
VALLEY BANK	10/31/2025	103125-ACH	\$64.46			PREDATOR LIGHTS
VALLEY BANK	10/31/2025	103125-ACH	\$419.18		\$579.65	CHEMICALS
VINCENT ORLANDO	11/25/2025	VO-112525	\$200.00			BOARD 11/25/25
Regular Services Subtotal			\$36,357.79			
Additional Services						
SHELL POINT CDD	11/25/2025	11252025 - 01	\$18,125.59			SERIES 2019 FY26 TAX DIST ID 748-750
SHELL POINT CDD	12/5/2025	12052025-1205	\$823,697.39			SERIES 2019 FY26 DS 12.05.25
SHELL POINT CDD	12/29/2025	12292025-1218	\$21,052.27		\$862,875.25	SERIES 2019 FY26 TAX DIST ID 12.18.25
VALLEY BANK	10/31/2025	103125-ACH	\$24.33			UPS CHARGE
VALLEY BANK	10/31/2025	103125-ACH	\$34.95			VERNSKIN
VALLEY BANK	10/31/2025	103125-ACH	\$32.24		\$91.52	ADDITIONAL TIMERS
Additional Services Subtotal			\$862,966.77			
TOTAL			\$907,346.00			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Shell Point CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	165974	12/8/2025
	CUSTOMER ID	NET TERMS
	C2305	Due On Receipt
	PO#	DUE DATE
		12/8/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces -163548					
Dissemination Services	1	Ea	416.67		416.67
Personnel Services	1	Ea	7,333.33		7,333.33
Subtotal					7,750.00

Subtotal	\$7,750.00
Tax	\$0.00
Total Due	\$7,750.00

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.



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SHELL POINT CDD	0909989190	12/02/2025	12/23/2025

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	11/03/2025	264911	11/30/2025	275095	10184 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.76
Water Base Charge	\$41.42
Water Usage Charge	\$11.41
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$72.00

Summary of Account Charges

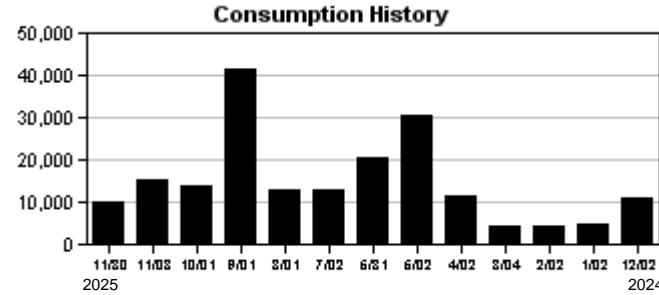
Previous Balance	\$326.71
Net Payments - Thank You	\$-326.71
Total Account Charges	\$271.44
AMOUNT DUE	\$271.44

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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.



Make checks payable to: BOCC

ACCOUNT NUMBER: 0909989190



Hillsborough
County Florida



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

5200

DUE DATE	12/23/2025
Auto Pay Scheduled DO NOT PAY	

0009099891906 00000271445



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	DUUE DATE	TERMS	ENCLOSED
31215	12/01/2025	\$145.00	12/01/2025	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!

Attendance Confirmation

for
Board of Supervisors

District Name:

Shell Point CDD

Board Meeting Date:

11.25.25

	Name	In Attendance Please X	Paid
1	Brittany Schwartzbauer	X	\$200
2	Vincent Orlando	X	\$200
3	Cheryl Hammond	X	\$200
4	Angela Davis	X	\$200
5	Elaine Pennington	X	\$200

Kristee Cole

District Manager Signature

11.26.25

Date

REVISED 11/26/2025 6:06



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
11/30/2025	117146

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	12/30/2025

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

Thank you for your business.

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



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 433

Customer: SHELL POINT CDD

Technician: Paola

Date: 11/19/2025

Time: 12:24 PM

Customer Signature:

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack			<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'						<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/>
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/>
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/>	_____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>	



pond 1



pond 3



pond 4







INVOICE

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

December 3, 2025
Project No: 00014558-00
Invoice No: 34975

Invoice Total	\$350.00
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Project 00014558-00 Shell Point CDD District Engineering Services
Review and update pond assessment prioritization memo and submit to District Manager. Review pool report from insurance company and provide response to District Counsel. Search files for fence maintenance responsibilities and report results to District Manager.

Services current through November 21, 2025

Professional Personnel

	Hours	Rate	Amount
Director I	1.25	280.00	350.00
Totals	1.25		350.00
Total Labor			350.00
			Total this Invoice
			\$350.00

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

Billing Backup

Wednesday, December 3, 2025

BGE, Inc.

Invoice 34975 Dated 12/3/2025

9:41:49 AM

Project 00014558-00 Shell Point CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount
Director I				
Chang, Philip	10/27/2025	.50	280.00	140.00
Chang, Philip	11/4/2025	.75	280.00	210.00
Totals		1.25		350.00
Total Labor				350.00

Total this Project \$350.00

Total this Report \$350.00



INVOICE

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

Customer #: 21714889
Invoice #: 9598575
Invoice Date: 11/26/2025
Sales Order: 8810445
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD November Maintenance	11,412.00
		Total Invoice Amount
		Taxable Amount
		Tax Amount
		Balance Due
		11,412.00
		11,412.00

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 #: 9598575
Invoice Date: 11/26/2025

Amount Due: \$ 11,412.00

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

Attendance Confirmation

for
Board of Supervisors

District Name: Shell Point CDD

Board Meeting Date: 11.25.25

	Name	In Attendance Please X	Paid
1	Brittany Schwartzbauer	X	\$200
2	Vincent Orlando	X	\$200
3	Cheryl Hammond	X	\$200
4	Angela Davis	X	\$200
5	Elaine Pennington	X	\$200

Kristee Cole

District Manager Signature

11.26.25

Date

REVISED 11/26/2025 6:06

Attendance Confirmation

for
Board of Supervisors

District Name: Shell Point CDD

Board Meeting Date: 11.25.25

	Name	In Attendance Please X	Paid
1	Brittany Schwartzbauer	X	\$200
2	Vincent Orlando	X	\$200
3	Cheryl Hammond	X	\$200
4	Angela Davis	X	\$200
5	Elaine Pennington	X	\$200

Kristee Cole
District Manager Signature

REVISED 11/26/2025 6:06

11.26.25
Date



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250
6404 U.S. 301
Riverview, Florida 33578
8136713993
<https://chrissplumbing.com>

Invoice #30507

INVOICED

Shell Point CDD

(813) 244-6445

Service Address:

1155 7th Avenue Northwe, Ruskin,
Florida,, 33570

Billing address:

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607

Notes:

Returned and installed new hose for water fountain tested no leaks works good.

Job Title: Service - Leak

Job Location: 1155 7th Avenue
Northwe, Ruskin, Florida, 33570

Job Location Address: 1155 7th
Avenue Northwe, Ruskin, Florida,,
33570

Job Members: Gregg Savoie

Invoiced Date: Nov 14, 2025

Due Date: Nov 14, 2025

Status: Invoiced

Author: Gregg Savoie

Item

MOST DEPENDABLE FOUNTAINS HOSE 3/8" X 7-1/2"

Shop Supplies 2

REGULAR LABOR PLUMBING

Thank you for your business!

Subtotal	\$406.60
Total	\$406.60
Amount Paid	\$0.00
Amount Due	\$406.60



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301

Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Invoice #30682

INVOICED

Shell Point CDD

(813) 244-6445

Service Address:

1155 7th Avenue Northwe, Ruskin,
Florida,, 33570

Billing address:

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607

Notes:

Parts on order 11-21-25

Pool area. Steel wash/rinse station. Water off at 2" backflow device. Lower sprayer is constantly spraying. Customer would like for us to install an isolation valve. Removed all cpvc & sharkbites from inside the steel beam. Installed an isolation valve new pipes & hose bib mounted on the beam. Tested no drips or leaks. We will order 2 new cartridges to fix the isolated leak. (Security bits)

12/1/25

Took apart water tower 500 installed new cartridges. Tested works properly no drips or leaks. Placed everything back together & showed Ken that it's working properly.

Job Title: Service - Leak

Job Location: 1155 7th Avenue
Northwe, Ruskin, Florida, 33570

Job Location Address: 1155 7th
Avenue Northwe, Ruskin, Florida,,
33570

Job Members: Carlos Rodriguez

Invoiced Date: Nov 21, 2025

Due Date: Nov 21, 2025

Status: Invoiced

Author: Carlos Rodriguez

Item

EVO TEE 1/2

EVO 90 1/2

EVO MALE ADAPTER 1/2

EVO FEMALE ADAPTER 1/2

EVO WING ELL 1/2

EVO ANGLE STOP 1/2 X 3/8

Item

SHARKBITE BALL VALVE 1/2"

EVOPEX PIPE 1/2" X 20' WHITE

ARROWHEAD SILLCOCK 1/2" IPS

1/4" ANCHOR KIT

Shop Supplies 2

REGULAR LABOR PLUMBING

MOST DEPENDABLE VB3 STEM REPAIR KIT

REGULAR LABOR PLUMBING

Thank you for your business!

Total	\$1,143.05
Amount Paid	\$0.00
Amount Due	\$1,143.05



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250
6404 U.S. 301
Riverview, Florida 33578
8136713993
<https://chrissplumbing.com>

Invoice #30421

INVOICED

Shell Point CDD

(813) 244-6445

Service Address:

1155 7th Avenue Northwe, Ruskin,
Florida,, 33570

Billing address:

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607

Notes:

Leak on inside of shower tower in pool area. Name on device is most dependable fountains. Hose feeding handles came loose from pressed on fitting. Need to contact company for replacement hose. Called company but was closed for the day. Capped off feed inside device so water could be turned back on to pool area. Need to prefer replacement hose and have replaced when hose comes in. Contact for pricing and availability and how long part will take to arrive.

Job Title: Service - Leak

Job Location: 1155 7th Avenue
Northwe, Ruskin, Florida, 33570

Job Location Address: 1155 7th
Avenue Northwe, Ruskin, Florida,,
33570

Job Members: Gregg Savoie

Invoiced Date: Nov 10, 2025

Due Date: Nov 10, 2025

Status: Invoiced

Author: Gregg Savoie

Item	Quantity
Shop Supplies 1	1
SHARKBITE MALE ADAPTER 1/2	1
Male Adaptor 1/2" Shark Bite (WOOL) 9/2025	
SHARKBITE CAP 1/2"	1
Sharkbite Cap 1/2" (WOOL) 9/2025	

Item	Quantity
SHARKBITE PIPE 1/2 PEX Pipe 1/2" Shark Bite Pex 5306 White or Red	2
REGULAR LABOR PLUMBING LABOR PLUMBING REGULAR TIME 11-10-25	3

Thank you for your business!

Subtotal	\$521.40
Total	\$521.40
Amount Paid	\$0.00
Amount Due	\$521.40



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To ShellPoint CDD	Date of Issue 11/22/2025	Invoice Number 0000287	Amount Due (USD) \$226.00
	Due Date 12/22/2025		

Description	Rate	Qty	Line Total
revision of invoice 286 to reflect installation of hardware at columns - prep and installation of PVC poles (4) at pool perimeter - installation of hardware at clubhouse columns - "U" brackets (8) and eye hooks (16) and paint	\$60.00	2.5	\$150.00
materials	\$76.00	1	\$76.00
	Subtotal		226.00
	Tax		0.00
	Total		226.00
	Amount Paid		0.00
	Amount Due (USD)		\$226.00

Terms

Request a Deposit \$0.00

Notes

Enter notes (optional)



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To ShellPoint CDD	Date of Issue 11/22/2025	Invoice Number 0000288	Amount Due (USD) \$240.00
	Due Date 12/22/2025		

Description	Rate	Qty	Line Total
replacement of missing veneer stonework at north entrance monument - prep of stonework, installation, and grouting	\$60.00	2	\$120.00
cleaning of painted graffiti from south entrance monument	\$60.00	1	\$60.00
leveling of new pavers at clubhouse entrance	\$60.00	1	\$60.00

Subtotal	240.00
Tax	0.00
Total	240.00
Amount Paid	0.00
Amount Due (USD)	\$240.00

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 #

2649927

INVOICE DATE

December 12, 2025

SUBSCRIBER

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

User ID: **ShellPointCDD**

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

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

Payments

Date	Details	Amount
11/14/2025	Check received	(\$34.95)
11/19/2025	Credit: One-Time Charge	(\$34.95)

Cell Systems

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

Summary	Total Amount Due
This amount is due upon receipt	\$34.95 USD

Attendance Confirmation

for
Board of Supervisors

District Name: Shell Point CDD

Board Meeting Date: 11.25.25

	Name	In Attendance Please X	Paid
1	Brittany Schwartzbauer	X	\$200
2	Vincent Orlando	X	\$200
3	Cheryl Hammond	X	\$200
4	Angela Davis	X	\$200
5	Elaine Pennington	X	\$200

Kristee Cole 11.26.25
District Manager Signature Date

REVISED 11/26/2025 6:06

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Bill to

Meritus
Shell Point CDD / Shell Cove
Attn: Ken Hoeble
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3700

Terms: Due on receipt

Invoice date: 11/20/2025

Due date: 12/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Printing & Reproduction	Custom "Pool Signs" (7.5" x 10") 3mm metal sign with black lettering on white background. Client will install.	2	\$35.00	\$70.00
2.	Shipping	Hand deliver	1	\$25.00	\$25.00
Total					\$95.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

164576

DATE

11/25/2025

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	6.04		72.48
Subtotal					72.48

Subtotal	\$72.48
Tax	\$0.00
Total Due	\$72.48

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
165674

DATE
12/1/2025

CUSTOMER ID
C2305

NET TERMS
Due On Receipt

PO#

DUE DATE
12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	416.67		416.67
Personnel Services	1	Ea	7,333.33		7,333.33
Subtotal					7,750.00

Subtotal	\$7,750.00
Tax	\$0.00
Total Due	\$7,750.00

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.

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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.

Santa Bob Elkin, Real Bearded Santas

P.O. Box 272852, Tampa, Fl 33688
813-230-9254

Thanks for inviting Santa to your Christmas event this year!
Date Nov 17th, 2025 INVOICE CONFIRMATION #1211255JB

Client **SHELL POINT CDD**

Event Address **Shell Point CDD Clubhouse**
1155 7th Ave. NW, Ruskin, Fl 33570

Confirm By **Ken Hoeifle** Phone **813-244-6445**
2nd Contact **Brittany** **941--894-8867**

Event Date **Thursday, Dec 11th** Time **5-8:00pm** Fee **\$475.00***
Please pay Santa Jim Beam on arrival.

Special Instructions **Santa to meet and greet all guests and children.**
Santa will entertain the children with stories, etc., as may be requested
by the client. Each child may visit with Santa to share their wish list,
receive their gift (if any) and for individual photos. Santa will pose for photos
with siblings, families and groups as may be requested by client.
All photos and gifts to be provided by client.

Santa Jim to contact client prior to the event to fine-tune the details.

Additional Notes:

Cancellation less than 2 weeks prior to the event may result in Client being held responsible for 50% of the total fee. Santa is expected to arrive on site a minimum of 15 minutes prior to the event. Santa is not responsible for a late start due to unforeseen traffic delays, extreme weather or any other circumstances beyond his control. Notify Santa regarding any special parking, rear entrance, special needs, etc. Please confirm receipt of invoice to Santa Bob Elkin santa@santatb.com THANK YOU



Ryan's Coffee House
ryan.lose@ryanscoffeehouse.com | (440) 537-6152

Invoice #000352

Issue date
Nov 17, 2025

Invoice #000352

Customer	Invoice Details	Payment	
Shell Point CDD ken.hoefle@inframark.com	PDF created November 18, 2025 \$400.00	Due November 17, 2025 \$400.00	
Items	Quantity	Price	Amount
Shell Point CDD <i>150 drinks for Christmas event</i>	1	\$800.00	\$800.00
50% off (50%)			-\$400.00
Subtotal			\$400.00
Total Due			\$400.00



Pay online

To pay your invoice go to <https://squareup.com/u/wcjD311H>

Or open the camera on your mobile device and place the QR code in the camera's view.

Page 1 of 1



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

Statement Date: December 05, 2025

Amount Due: \$8,318.66

Due Date: December 19, 2025

Account #: 321000026112

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

Account Summary

Previous Amount Due	\$8,305.94
Payment(s) Received Since Last Statement	-\$8,305.94
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,318.66

Amount Due by December 19, 2025 **\$8,318.66**

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

**7,236
KWH**



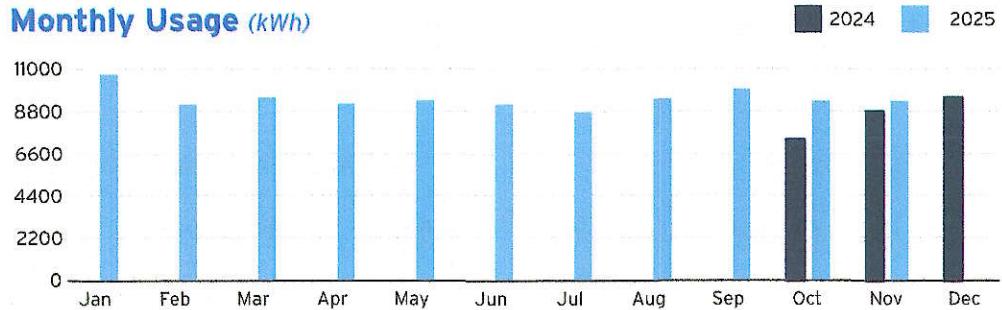
470 OLIVE CONCH ST,
FOUNTN, RUSKIN, FL
33570-2037

**2,068
KWH**



Scan here to interact with your bill online.

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

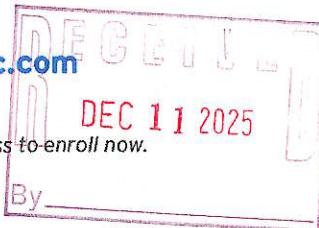
Due Date: December 19, 2025

Amount Due: \$8,318.66

Payment Amount: \$ _____

700750003683

Your account will be drafted on December 19, 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.

00000016 FTECO5120522074410 00000 01 00000000 16 006

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	11/20/2025	0	-	0	=	0 kWh	1	30 Days	\$19.38

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	11/20/2025	7,596	-	7,596	=	0 kWh	1	30 Days	\$19.38

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	11/20/2025	28,397	-	26,329	=	2,068 kWh	1	30 Days	\$340.68

▲ 3.4%

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	11/20/2025	0	-	0	=	0 kWh	1	30 Days	\$19.38

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

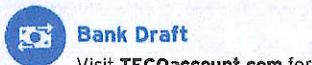
Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	11/20/2025	0	-	0	=	0 kWh	1	30 Days	\$19.38

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



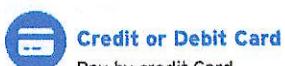
Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



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

Hearing Impaired/TTY:
7-1-1

Phone:
Commercial Customer Care:

Power Outage:
877-588-1010

Residential Customer Care:

Energy-Saving Programs:
813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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	11/20/2025	0	-	0	=	0 kWh	1	30 Days	\$19.38

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	11/20/2025	33,123	-	25,887	=	7,236 kWh	1	30 Days	\$862.54
1000799181	11/20/2025	19.16	-	0	=	19.16 kW	1	30 Days	 0.7%

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****\$8,318.66**



Sub-Account #: 221007983952
Statement Date: 12/02/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 10/22/2025 - 11/20/2025

Rate Schedule: General Service - Non Demand

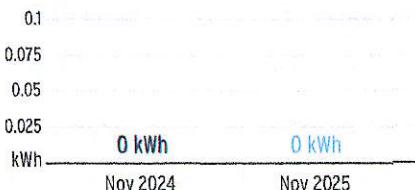
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	11/20/2025	0	0	=	0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Current Month's Electric Charges **\$19.38**

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 221007983960
Statement Date: 12/02/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 10/22/2025 - 11/20/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	11/20/2025	7,596	7,596	=	0 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Avg kWh Used Per Day

0.1	
0.075	
0.05	
0.025	
kWh	0 kWh
	0 kWh
	Nov 2024
	Nov 2025

Current Month's Electric Charges **\$19.38**

Billing information continues on next page →





Sub-Account #: 221007983978
Statement Date: 12/02/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 10/22/2025 - 11/20/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	11/20/2025	28,397	-	26,329	=	2,068 kWh	1	30 Days

Charge Details



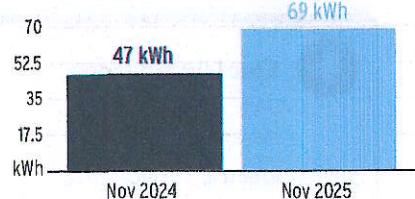
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,068 kWh @ \$0.08641/kWh	\$178.70
Fuel Charge	2,068 kWh @ \$0.03391/kWh	\$70.13
Storm Protection Charge	2,068 kWh @ \$0.00577/kWh	\$11.93
Clean Energy Transition Mechanism	2,068 kWh @ \$0.00418/kWh	\$8.64
Storm Surcharge	2,068 kWh @ \$0.02121/kWh	\$43.86
Florida Gross Receipt Tax		\$8.52
Electric Service Cost		\$340.68

Current Month's Electric Charges

\$340.68

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 221007983986
Statement Date: 12/02/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 10/22/2025 - 11/20/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	11/20/2025	0	-	0	=	0 kWh	1	30 Days

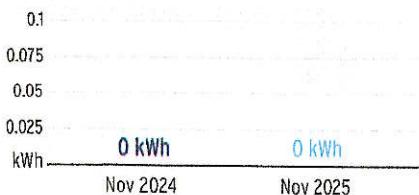
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges \$19.38

Billing information continues on next page →





Sub-Account #: 211021533685
Statement Date: 12/02/2025

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

Meter Read

Meter Location: SOUTH ENTRANCE

Service Period: 10/22/2025 - 11/20/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	11/20/2025	0	0	=	0 kWh	1	30 Days

Charge Details



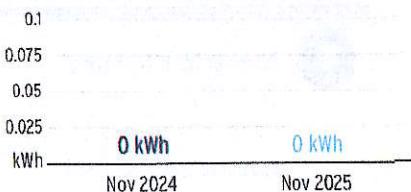
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Current Month's Electric Charges

\$19.38

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211021583862
Statement Date: 12/02/2025

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 10/22/2025 - 11/20/2025

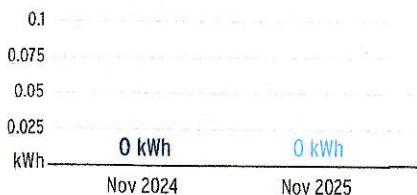
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	11/20/2025	0	-	0	=	0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.38**

Billing information continues on next page →





Sub-Account #: 221007911623

Statement Date: 12/02/2025

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

Service Period: 09/26/2025 - 10/28/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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 →



Sub-Account #: 221007934435
Statement Date: 12/02/2025

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 10/22/2025 - 11/20/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799181	11/20/2025	33,123	25,887	7,236 kWh	1	30 Days
1000799181	11/20/2025	19.16	0	19.16 kW	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	19 kW @ \$18.07000/kW	\$343.33
Energy Charge	7,236 kWh @ \$0.00773/kWh	\$55.93
Fuel Charge	7,236 kWh @ \$0.03391/kWh	\$245.37
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	7,236 kWh @ \$0.00068/kWh	\$4.92
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	7,236 kWh @ \$0.01035/kWh	\$74.89
Florida Gross Receipt Tax		\$21.56
Electric Service Cost		\$862.54

Current Month's Electric Charges

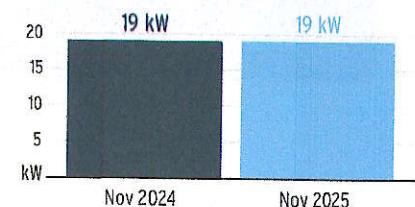
\$862.54

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: 12/02/2025

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

Service Period: 09/26/2025 - 10/28/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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 **\$8,318.66**



0 SHELL POINT CDD 0

Account Number: XXXX XXXX XXXX 7877

ACCOUNT SUMMARY

Credit Limit	\$5,000.00
Credit Available	\$4,146.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	31
Previous Balance	\$475.08
Payments & Credits	\$475.08
Purchases & Other Charges	\$671.17
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$671.17

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$671.17
Minimum Payment Due	\$671.17
Payment Due Date	November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 7877 \$475.08-	
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	475.08-
		KEN HOEFL	TOTAL XXXXXXXXXXXX 4115 \$671.17	
10/03	10/03	05436848R8PHSPL0H	WALMART.COM 8009256278 BENTONVILLE AR	32.24
			MCC: 5310 MERCHANT ZIP:	
10/03	10/03	82305098LEHN0P21H	AMAZON MARK* NV3503DA0 SEATTLE WA	64.46
			MCC: 5999 MERCHANT ZIP:	
10/07	10/07	51043238R1YVVAEQX	BUGSPRAY 6786672284 GA	419.18
			MCC: 7342 MERCHANT ZIP: 30024	
10/10	10/10	05436848V5SA8TDZ1	WALMART.COM 8009256278 BENTONVILLE AR	75.24
			MCC: 5310 MERCHANT ZIP:	
10/14	10/14	02305379000GJ95SQ	PUBLIX #1260 APOLLO BEACH FL	20.77
			MCC: 5411 MERCHANT ZIP: 33572	
10/28	10/28	75369439DKF4R3249	THE UPS STORE 5327 APOLLO BEACH FL	24.33

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 7877
Payment Due Date	November 25, 2025
New Balance	\$671.17
Minimum Payment Due	\$671.17
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$

0 SHELL POINT CDD 0
SHELL POINT COMMUNITY DEVELOPMENT
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS FL 33076

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/29	10/29	82301469ES66H6FR7	MCC: 7399 MERCHANT ZIP: VERNSKIN.COM RENO NV MCC: 5977 MERCHANT ZIP: KEN HOEFLER TOTAL XXXXXXXXXXXX 2679 \$0.00	34.95

IMPORTANT ACCOUNT INFORMATION

\$0 - \$671.17 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$1.19	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.68	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.87	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Aug 2026	\$1,500,00-\$4,000,000 = 0.75% \$4,000,001-\$12,500,000 = 0.90% \$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
\$0 - \$500,000	0.25
\$500,001 - \$1,500,000	0.60
\$1,500,001 - \$4,000,000	0.75
\$4,000,001 - \$12,500,000	0.90
\$12,500,001 +	1.00

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Shell Point Valley					
Purchase Period					
Date	Purchase From	Amount	Original Receipt Number	Coding	Description
10/2/2025	Walmart	\$32.24 \$75.24	546176		outdoor timers halloween decoration
10/3/2025	Amazon	\$64.46	546176		Predator Lights
10/7/2025	Bugspray.com	\$419.18	546176		duck deterrent chemicals Snacks and water for Board Meeting
10/14/2025	Publix	\$20.77	534349		UPS charges to return Bugspray Chemical for duck deterrent yearly subscription for cosmetics...contacted vendor and advised I did not place this order and they will be crediting our account
10/28/2025	UPS	\$24.33	546176		
10/29/2025	vernskin .com	\$34.95			



Oct 02, 2025 order
Order# 2000136-36951761



24 Hour Heavy Duty Mechanical Timer, Outdoor Timer Outlet Waterproof with, Grounded Outlets for Christmas Lights Pool Pump, 15A 1/2HP, ETL Listed Qty 1 \$29.99

6FT Pumpkin Scarecrow Inflatable Tube Man with Weather-Resistant 5.5" Blower & Built-in LED - Wacky Waving Dancing Guy for Business Promotion - Halloween Theme Qty 1 \$69.99

Subtotal **\$99.98**

Tax **\$7.50**

Total **\$107.48**

Charge history Your transaction activity for this order >

Payment method

Order Summary

Order placed October 2, 2025

Order # 113-2429155-3897840

Ship to
Denise Hoeble
11631 MANDEVILLA VIEW
WAY
RIVERVIEW, FL 33579-1819
United States

Payment method
Mastercard ending in 4115
[View related transactions](#)

Order Summary	
Item(s) Subtotal:	\$59.96
Shipping &	\$0.00
Handling:	
Total before tax	\$59.96
Estimated tax to be collected:	\$4.50
Grand Total:	\$64.46

Arriving tomorrow



4 Pack Solar Nocturnal Animal Repeller, Predator Lights for Chicken Coop, Raccoon Repellent Outdoor Coyote Deterrent Deer Repellent Devices, Effective Predator Deterrent Eyes for Skunk Fox Yard Garden
Sold by: ONEMAYSHIP
\$29.98

Qty	PRODUCT NAME	SKU	PRICE B/E	SUBTOTAL
6	PEST AWAY 8 OZ ANIMAL INSECT CONCENTRATE	451056	\$55.00	\$330.00
4	PEST-XEMPT G 2 LB BOX (4 x 0.5 LB BAGS)	798896	\$26.00	\$104.00

1

PRODUCT TOTAL \$434.00
ONLINE ORDERING DISCOUNT -\$43.40
SUBTOTAL \$390.60
SHIPPING: FedEx Home Delivery(R) \$28.58
Tax Total \$0.00
Grand Total \$419.18

YOUR TOTAL SAVINGS \$43.40

Payment type: Credit Cards

*** BE SURE TO CHECK YOUR SPAM FILTER FOR OUR ORDER CONFIRMATIONS AND TRACKING NUMBERS!! ***

For ORDER STATUS VISIT: <https://www.bugspray.com/orderstatus>

Publix.

Publix at Southshore Village
5052 N Highway 41
Apollo Beach, FL 33572
(813) 641-2377
Store Manager: Alex Middleton

Publix Spring Wtr 24-80z	F	4.99
Snyder's 10ct Snaps Mp	F	7.19
Dot's Pretzels Orig 10ct	F	8.59

Subtotal	20.77
Total Tax	0.00
Total	20.77
Credit	20.77
Change	0.00

MasterCard: #4115	\$20.77
Credit Card	Purchase
Auth/Trace: 014945/044372	Chip Read
Reference: 008308020630	
A0000000041010	
Mastercard	

10/14/2025 01:43PM
Thank you for shopping at store 1260
Your cashier today was Summer.
265, 0104, 168

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1260 AEQ 040 265

The UPS Store #5327
235 APOLLO BEACH BLVD
Apollo Beach, FL 33572-2251
813-645-8330

Terminal....: POS5327B Date.: 10/28/2025
Employee....: 340096 Time.: 02:38 PM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			\$24.33
	1 @	\$24.33	
Tax			\$0.00
MMMN6UE54J9EB			
Tracking Number -	1Z822A3U0313451969		
Subtotal			\$24.33
Shipping/Other Charges			\$0.00
Total tax			\$0.00
Total			\$24.33
Cards			\$24.33

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 5 1 0 2 8 5 3 2 7 B 0 4 4 1 2 2

View The UPS Store, Inc.'s privacy notice at
<https://www.theupsstore.com/privacy-policy>

Attendance Confirmation

for
Board of Supervisors

District Name: Shell Point CDD

Board Meeting Date: 11.25.25

	Name	In Attendance Please X	Paid
1	Brittany Schwartzbauer	X	\$200
2	Vincent Orlando	X	\$200
3	Cheryl Hammond	X	\$200
4	Angela Davis	X	\$200
5	Elaine Pennington	X	\$200

Kristee Cole
District Manager Signature

REVISED 11/26/2025 6:06

11.26.25
Date

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date

11/25/2025

Check Amount

\$18,125.59

Payable To

Shell Point CDD

Check Description

FY2026 Tax Collector Distribution #'s 748-750

Post to

201.103200

Distributions Included:

748	1,323.75
749	3,000.33
750	13,801.51
Total	18,125.59

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

Nancy Hix

Authorization

SHELL POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts		Fiscal Year 2026 Percentages		2%
	Net O&M	851,955.00	47.222%	0.472200	
Net DS		952,202.14	52.778%	0.527800	
Net Total		1,804,157.14	100.0000%	1.000000	

201

Date Received	Amount Received	47.22%	52.78%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/3/2025	10,184.69	4,809.39	5,375.30	0.00	Excess	
11/7/2025	2,508.14	1,184.39	1,323.75	(0.00)	748	
11/14/2025	5,684.79	2,684.46	3,000.33	(0.00)	749	
11/21/2025	26,150.00	12,348.49	13,801.51	0.00	750	
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TOTAL	44,527.62	21,026.73	23,500.89	0.00		
Net Total on Roll	1,804,157.14					
Collection Surplus / (Deficit)	(1,759,629.52)					

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 12.5.2025

Check Amount **\$823,697.39**

Payable To Shell Point CDD

Check Description Series 2019 12.5

Post to 201.103200

Distributions Included:

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

Nancy Hix

Authorization

SHELL POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

Net O&M
Net DS
Net Total

Dollar Amounts		Fiscal Year 2026 Percentages	
851,955.00		47.222%	0.472200
952,202.14		52.778%	0.527800
1,804,157.14		100.00000%	1.000000

89%

201

Date Received	Amount Received	47.22%	52.78%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/3/2025	10,184.69	4,809.39	5,375.30	0.00	Excess	1111
11/7/2025	2,508.14	1,184.39	1,323.75	(0.00)	748	
11/14/2025	5,684.79	2,684.46	3,000.33	(0.00)	749	
11/21/2025	26,150.00	12,348.49	13,801.51	0.00	750	
12/5/2025	1,560,676.52	736,979.13	823,697.39	0.00	753	
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TOTAL	1,605,204.14	758,005.86	847,198.28	0.00		
Net Total on Roll	1,804,157.14					
Collection Surplus / (Deficit)	(198,953.00)					

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 12.29.2025

Check Amount \$21,052.27

Payable To Shell Point CDD

Check Description Series 2019 12.18

Post to 201.103200

Distributions Included:

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

Nancy Hix

Authorization

SHELL POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

Net O&M
Net DS
Net Total

Dollar Amounts		Fiscal Year 2026 Percentages	
851,955.00		47.222%	0.472200
952,202.14		52.778%	0.527800
1,804,157.14		100.00000%	1.000000

91%

201

Date Received	Amount Received	47.22%	52.78%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/3/2025	10,184.69	4,809.39	5,375.30	0.00	Excess	1111
11/7/2025	2,508.14	1,184.39	1,323.75	(0.00)	748	
11/14/2025	5,684.79	2,684.46	3,000.33	(0.00)	749	
11/21/2025	26,150.00	12,348.49	13,801.51	0.00	750	
12/5/2025	1,560,676.52	736,979.13	823,697.39	0.00	753	
12/18/2025	39,888.18	18,835.91	21,052.27	(0.00)		
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TOTAL	1,645,092.32	776,841.77	868,250.55	0.00		
Net Total on Roll	1,804,157.14					
Collection Surplus / (Deficit)	(159,064.82)					



Proposal #7690

Shell Point Re-straighten Oak Trees Enhancement Proposal

Date 1/21/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Re-Straighten 5 Oak Trees & 5 pine Tress Located on Shell Point and 4th street

Demo and Prep

Re-Straighten 10 Trees

Items	Quantity	Unit
Straighten up 10 Trees	10.00	EA
Tree Staking - Lodge Poles Set	10.00	EA
Re-Straighten 10 Trees :		\$1,590.00
PROJECT TOTAL:		\$1,590.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 1/21/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Proposal #7693

Shell Point Fallen trees removals Enhancement Proposal

Date 1/21/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove 10 fallen trees 5 Oaks & 5 Pine Trees located on north side of Shell point Road and 2 on 4th street flush cut only

Demo and Prep

Fallen Trees Removal

Items	Quantity	Unit
Dumping Charge	1.00	EA
Fallen Trees Removal :		\$1,290.00
PROJECT TOTAL:		\$1,290.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

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Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 1/21/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Proposal #7689

Shell point pick up trash on 4 street Enhancement Proposal

Date 1/21/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove all Trash on 4th street whatever homeless left behind

Remove Trash on 4th Street

Items	Quantity	Unit
Remove Trash on 4th Street :		\$900.00
PROJECT TOTAL:		\$900.00

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By 
Epifanio Carvajal Ulloa
Date 1/21/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark

January 2026 On-Site Report:

- **Mulch was installed by EZ in the playground. Unfortunately, the trucks were leaking hydraulic fluid and engine oil in the parking lot. I have documented photos and am working with DM and Board Chair regarding this issue.**
- **Monument Repairs due to vandalism are being addressed by me. 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. I will be looking at the repairs. Corlin Services has addressed the graffiti and broken tile at the monuments. In addition, I was able to repair the damaged shell for the one monument, and all four shells have been repainted. I also have black paint and will be re-painting the letters at each monument. We have reached out to Pine Lake for a quote to add additional plants around the monuments that will keep the kids away from the structures.**
- **Palm tree pruning scheduled for the week of 1/19. Entire community palm trimming has been completed.**
- **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 Board approved moving forward on this and will be working this into my schedule.**
- **The Pickleball court fence project will start soon. Vendor is waiting on parts. Repainting will be scheduled once the fence project is completed.**
- **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. Completed project working with HCSO regarding implementation.**
- **Per Board Chair paint purchased to reline parking lines and handicap space. Work in progress. On hold due to parking lot fluid leaks.**

- The leak at the drinking fountain repair is in progress. Additional parts are required. Still leaking vendor is coming back out.
- The landscape around the community looks much better. Pine Lake is working closely with me regarding the property and projects. We had a storm that brought in heavy winds and had trees that are leaning. Pine Lake is working up a proposal and will prove locations of all trees that need to be addressed.



Monument Damage



Drinking fountain still leaking



Clubhouse painting in progress



Palm Trimming



Entrance monument



pool palm trimming



Playground with added mulch

**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 Tuesday, December 30, 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 (<i>via video conference</i>)

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

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.

On MOTION by Mr. Orlando, second by Ms. Hammond, the Board approved allowing Ms. Pennington to appear and participate via video conference.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Motion to Approve the Agenda

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

SHELL POINT CDD
December 30, 2025, Regular Meeting

44 **FOURTH ORDER OF BUSINESS** Staff Reports

45 **A. Accountant**

46 Ms. Nix provided an update in the collection of the District's Tax Roll and presented
47 an overview of the November 2025 Financials.

48 **1. Consideration of Operation and Maintenance for November 2025**

49 On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with
50 Mr. Orlando opposed, the Operation and Maintenance for November
51 2025, was accepted as presented.

52

53 **B. District Counsel**

54 None.

55 **C. District Engineer**

56 None.

57 **D. District Manager**

58 Ms. Cole advised the Board that the item would be addressed at the next meeting.

59 On MOTION by Ms. Hammond, second by Mr. Orlando, with all in
60 favor, to obtain a survey of the property to determine whether there is
61 an encroachment on CDD property.

62

63 **E. Pine Lake**

64 On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with
65 all in favor, the irrigation proposal in the amount of \$4,500.01, with
66 Mr. Hoefle overseeing the repairs, was approved as presented.

67

68 **F. Onsite Manager**

69 Mr. Hoefle presented his report.

70 The Board discussed repainting the shell, and consensus was reached to match the
71 blue color of the clubhouse.

72 Mr. Hoefle will continue working on the rock at the front of the clubhouse.

73

74 **FIFTH ORDER OF BUSINESS** Business Administration

75 **A. Consideration of Regular Meeting Minutes for November 25, 2025**

76 On MOTION by Ms. Hammond, seconded by Ms. Schwartzbauer,
77 with Mr. Orlando opposed, the business administration item 5A

78 meeting minutes of November 25, 2025, Regular Meeting, was
79 approved as presented.

80

81 **B. Workshop Meeting Minutes September 2025 & October 2025**

82 On MOTION by Ms. Hammond, seconded by Ms. Schwartzbauer,
83 with all in favor, the Workshop Meeting Minutes for September 2025
84 & October 2025, were approved as presented.

85

86

87 **SIXTH ORDER OF BUSINESS** **Business Items**

88 **A. Consideration of Pool Crack Repair Proposals**

89 The Board reviewed the proposal for the crack repair and provided direction for an
90 entire pool resurfacing. Staff will obtain additional proposals for full resurfacing pool
91 and bring them back to the Board at the February 2026 meeting. The Board requested
92 proposals both with and without tile replacement.

93

94 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
95 **Comments**

96 Ms. Hammond noted that the meeting minutes must be completed in a timely manner going
97 forward.

98 There was a discussion regarding returning the meeting schedule to its previous format.

99

100 On MOTION by Ms. Schwartzbauer seconded by Ms. Hammond, with
101 Ms. Pennington opposed, the motion carried.

102

103

104 **EIGHTH ORDER OF BUSINESS** **Audience comments**

105 Audience comments were received regarding encroachments on CDD property.

106

107 **NINTH ORDER OF BUSINESS** **Adjournment**

108

109 On MOTION by Ms. Hammond seconded by Ms. Schwartzbauer, with
110 all in favor, the meeting was adjourned at 8:00 p.m.

111

112

113

114 Kristee Cole
115 District Manager

Brittany Schwartzbauer
Chairperson



CONTRACT / PROPOSAL No.

250033

January-13-2026

ORDER TAKEN BY

Bob Mock

CONTACT	Ken Hoeifle	WORK TO BE PERFORMED AT:
NAME	Shell Cove	
ADDRESS	1155 7th Ave NW, Ruskin, FL 33570	
EMAIL	Ken.hoeifle@inframark.com	
TEL	(813)244-6445	

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

QT	Description	Cost
2	12 x 12 main drain	\$800.00
27	scum gutters	\$675.00
21	floor returns	\$525.00
1	install pool surface	\$62,000.00
1	pool tile remove old and install new	\$25,116.00
1	pool structure crack repair	\$10,000.00
1	deck paver repair	\$1,200.00
1	scum gutter surface	\$4,000.00

Aqua Sentry
13194 US HWY 301 S #154
Riverview, FL 33578
(813) 943-2755

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)

With payments to be made as follows:

Payment structure	
Down payment 10%	\$10,431.60
Start of work 40%	\$41,726.40
Completion 40%	\$41,726.40
Final 10%	\$10,431.60
TOTAL	\$104,316.00

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

Respectfully submitted by

Bob Mock

INT

Cancellation

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancellation, 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.

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*I/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.

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ACCEPTANCE OF CONTRACT

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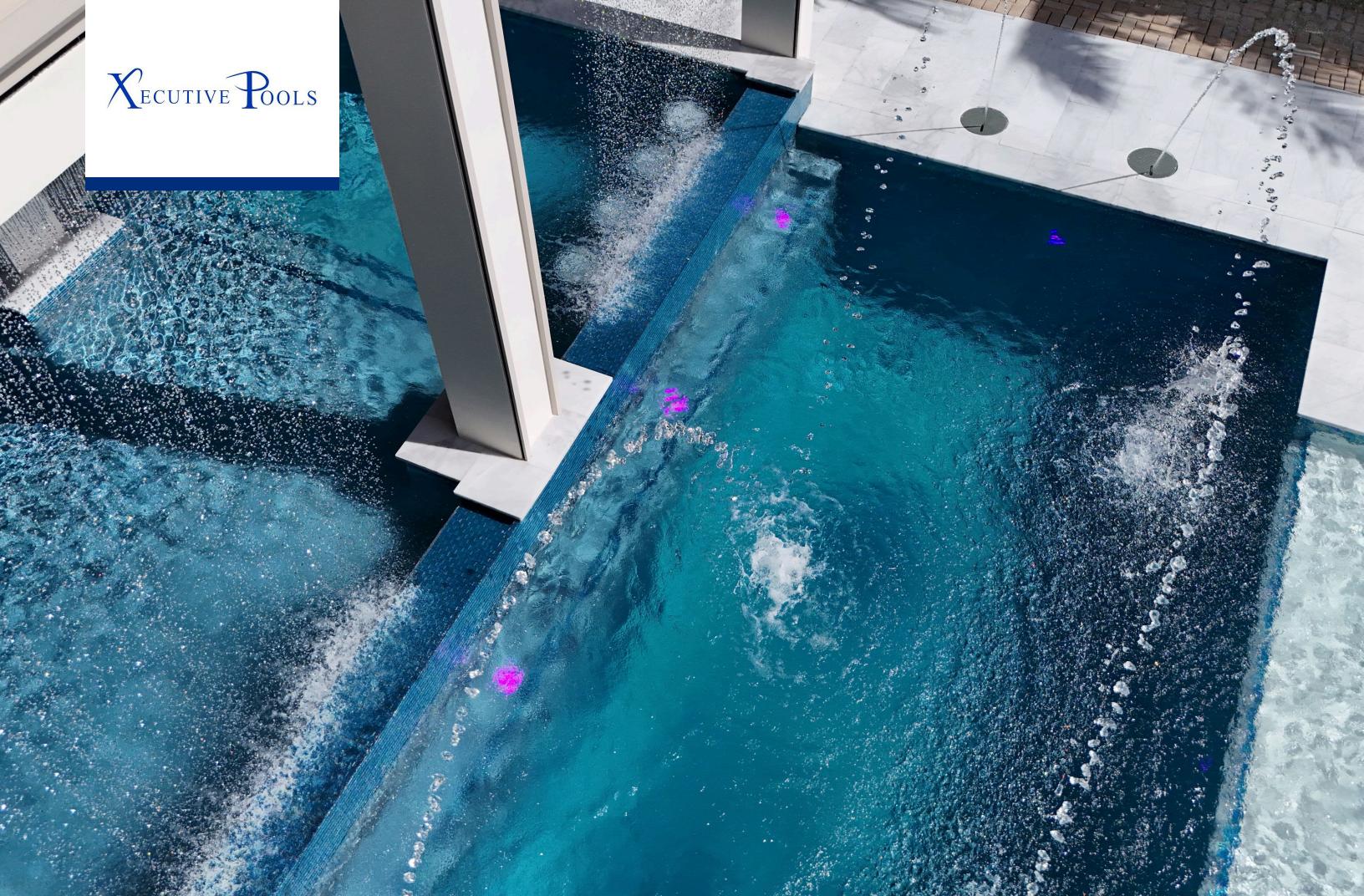
SIGNATURE OF AGREEMENT OF CONTRACT

DATE

Aqua Sentry
13194 US HWY 301 S #154
Riverview, FL 33578
(813) 943-2755

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.

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



Swimming Pool Proposal

Proposal XP1620-3

Xecutive Pools understands that swimming pools are large investments and often considered as the heart of the outdoor living space. We guarantee to be there every step of the way, making this project experience enjoyable and the most exciting as possible! We look forward to working with you and building a lasting relationship!

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



Introduction

It's amazing how often homeowners or property managers are disappointed with their contractor's inability to perform what was promised. A lack of communication and a disregard for timeliness seem to be the norm for a vast majority of today's tradesmen. We deliver what we promise!

Our key to success is understanding customer needs and providing them with quality service. Whether the job is big or small we have the experience and crew to handle your swimming pool needs. Our work varies from equipment repairs to full design modifications for both commercial and residential swimming pools.

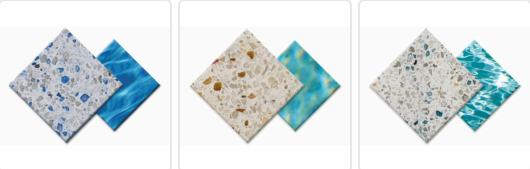
Remodeling your pool can be a big decision, so this is what we promise:

- *Upon request, your sales representative can supply you with references.*
- *We carry worker's compensation and \$2,000,000 in liability insurance.*
- *We will be on time and be prepared to get right to work.*
- *A representative will be available to help you before, during, and after completion of your project.*

Thank you for considering Xecutive Pools and giving us the opportunity to work with you!

Sincerely,

Patrick Borrelli
President, Xecutive Pools

DESCRIPTION	TOTAL
Interior Surface Please select 1 option	\$78,519.62
<input checked="" type="checkbox"/> Quartz Finish <ul style="list-style-type: none"> Premix Marblelite white quartz with colored aggregate installed. Drain all water and prep for new surface. Bonding agent applied throughout interior. New wall Return and suction grate fittings. Start up pool and apply Initial chemical dosage. 	
<input type="checkbox"/> Pebble Finish <ul style="list-style-type: none"> Stonescapes white mini-pebble series Installed. Drain all water and prep for new pebble surface. Start-up circulation equipment and install new PVC wall fittings. Apply Initial chemical dosage to begin exposing new interior. 	+\$10,821.04
Tiles	\$19,002.44
Water Line	
<ul style="list-style-type: none"> 6x6 tile throughout water line perimeter. Includes all depth markers. Remove all existing tile, rebuild & level out to prep. 	
Entry Steps	
<ul style="list-style-type: none"> 2x6 non-skid bullnose tile installed along entry steps. Remove all existing tile, rebuild & level out to prep. 	
Perimeter Scum Gutter	
<ul style="list-style-type: none"> 2x6 non-skid bullnose tile along perimeter gutter. Remove all existing tile, rebuild & level out to prep. 	



Pool Equipment & Accessories

\$17,572.64

Pool Light

- (7) Pentair Intellibrite white LED pool light.
- Wiring and niche seals included.



Pool Hand Rail

- (2) Stainless steel SR Smith pool hand rail.
- 6.5' 3-bend commercial style.
- Anchor cups and escutcheon covers included.



Pool Ladder

- (2) Stainless steel SR Smith pool ladder.
- 36" cross braced commercial style.
- Anchor cups and escutcheon covers included.



Repairs

\$6,795.56

Pool Crack 25'

- Torque Lock heavy duty concrete staples installed throughout length of crack. Anchored into pool shell & Installed every 12" for superior strength.
- Two-part epoxy injection & hydraulic cement throughout entire length.

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



Paver Repair

- Remove and level out loose pavers behind the ladder in deep end of pool.



SUBTOTAL	\$121,890.26
TAX	\$0.00
TOTAL	\$121,890.26

PAYMENTS STARTING FROM **\$1,025**/month for a \$100,000 loan on  [Acorn Learn More →](#)



Pricing Includes:

- Material & Labor
- Sales Tax (if applicable)
- Colored Wall Fittings & Drain Covers
- Full Warranty Coverage



The Next Steps To Move Forward

Step 1: Approve Your Proposal

- Electronically sign/approve your proposal below! This is not a binding contract and no payment is due at this time. The approval simply shows your commitment to us in order to lock in pricing and begin scheduling.

Step 2: Material Selection

- You're invited to visit our showroom to browse and select material options for your new project. If you're unable to come to us, we can bring samples to you at your convenience.

Step 3: Pool Agreement

- Your Pool Agreement will be issued and will include all selected material, terms and conditions.

Step 4: Start Date

- Once The Pool Agreement is approved a start date will be scheduled.



Pre-Construction Schedule

Step 1: Deposit Invoice

- The deposit invoice will be sent to you electronically and is due no later than 7 days before the start date. You may submit payment electronically through the invoice provided, ACH transfer, personal check or credit card(credit card payments will incur a 3.5% fee).

Step 2: Material Delivery

- Material for the project will be delivered on site 3-4 days before the start date.

Step 3: Pre-Construction Site Visit

- A site visit will be performed by your Project Manager assigned to the job approximately 1-2 days before the start date. The site visit consists of the inspection of multiple items and areas within the work zone, crew access on the property and material check-in.

Step 4: Start Work

- Crews are on site and work begins! This will begin the production timeline which you will receive. You're able to follow the progress of work completed and view the project schedule.

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

KRISTEE COLE

DATE

Start

Phase 1

STEP 1

Drain & Demo

Drain and remove water from pool, inspect thoroughly and begin demolition if needed.

STEP 2

Additions & Features

Design modification or additions including: sun-shelves, benches, water or fire features.

STEP 3

Pool Coping

Coping installed along water's edge, risers and/or raised beams.

STEP 4

Pool Tile

Tile installed throughout the water line, risers, and/or raised beams.

STEP 5

Pool Deck & Patio

Pool & patio decking, deck drains & flush mounted pool skimmer covers.

Phase 3

STEP 6

Equipment & Accs.

Pool equipment, electronics, lighting plumbing and accessory features.

STEP 7

Prep & Site Clean-up

Prep pool for plaster and clean in and around the job site and all work areas.

STEP 8

Pool Plaster

Interior pool finish(plaster) installed.

Phase 4

STEP 9

Pool Start-up

Pool equipment powered up & initial chemicals added.

STEP 10

Project Close Out

Final inspection and an optional pool-school instructional overview.

Proposal to NO.

Shell Point Pool Interior remodel
DATE 2026-01-15



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
Prepare pool to NPC standards		\$61,990.00
Install exposed aggregate surface to approximately 90,000 pool gal		
Pool Shell prep		\$5,000.00
Install exposed aggregate to gutter surface		\$7,457.00
Install new gutter fitting covers		\$675.00
Install new floor return covers		\$525.00
Install 2- 12 in main drain covers, file paperwork with health department		\$800.00
Beach entry		\$2,520.00
Repair of visible structural cracks		\$9,300.00

Pool Capacity: Approx. 90,000 gallons

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	
Down payment 55%	\$48,546.85
Completion 40%	\$35,306.80
Final 5%	\$4,413.35

With payments to be made as follows:
 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
 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 \$88,267.00

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.

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*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.

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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

Proposal to NO.

Shell Point Remodel Tile and Interior

DATE 2026-01-13



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
Prepare pool to NPC standards		\$61,990.00
Install exposed aggregate surface to approximately 90,000 pool gal		
Install new line tile approximately 625 f ²		\$21,528.00
Install new code compliant step tile		\$3,348.00
Install exposed aggregate to gutter surface		\$7,457.00
Install new gutter fitting covers		\$675.00
Install new floor return covers		\$525.00
Install 2- 12 in main drain covers, file paperwork with health department		\$800.00
Beach entry		\$2,520.00
Repair of visible structural cracks		\$9,300.00

Pool Capacity: Approx. 90,000 gallons

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
Down payment 55% \$59,478.65

With payments to be made as follows:
 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 or call 813-839-7665 during business hours.
 If paying by check:
 Make checks payable to: Hanley Pools LLC

Completion 40%
\$43,257.20

Final 5%
\$5,407.15

L# CPC1461025
 Hanley Pools LLC
 PO Box 6004 Sun City Center, FL 33571
 Phone 813-839-7665
info@flapools.com
 L# CPC1461025

TOTAL **\$108,143.00**

Respectfully submitted by

Pat Hanley

INT

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Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Estimate #: 1034
Date: 1/6/2026
Valid until: 1/31/2026



Shell Point CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Four 2'6" X 4'6" concreate pads to be made inside of a grass area by the pool. These four pads would be used to affix cornhole boards to.

Area will be grated and formed prior to concrete being poured.

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
concrete	60	\$25.24	\$1,514.40
Includes the following			
Concrete			
Forming site			
Dismantling forms			
			Subtotal: \$1,514.40
			Total: \$1,514.40

Customer signature

Date

Inframark
Offices-Celebration-Tampa

We are proud to provide a range of services for your community.



Proposal #7683

Shell Point - Concrete Pads for Cornhole Boards Enhancement Proposal

1/20/2026

Date 1/20/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Install 4 concrete pads for cornhole boards to sit on to the west of the pool.

Demo and Prep

Shell Point - Cornhole Concrete Pads

Items	Quantity	Unit
Concrete - 60lb Bag	36.00	EA
2x4	8.00	EA
Misc. Supplies	1.00	EA
Concrete Mixer Rental	1.00	EA
Shell Point - Cornhole Concrete Pads:		\$2,090.00
PROJECT TOTAL:		\$2,090.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 1/20/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Prepared For
ShellPoint CDD

Estimate Number
0000081

Description	Rate	Qty	Line Total
construction of bases (2'6"x4'6") for 2 cornhole set ups (4 bases) material as follows: edge form (8, 8'x1"x4") wood \$ 28.00 reinforcing wire (2) 34.00 concrete (28, 60lb.bags) 140.00 fasteners 20.00	\$222.00	1	\$222.00
estimated labor	\$60.00	8	\$480.00
	Subtotal		702.00
	Tax		0.00
	Estimate Total (USD)		\$702.00

Terms

Thank you for the opportunity to bid on this project