

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, February 10, 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. District Engineer
 1. Discussion Regarding Clubhouse Paving Project
 - B. Accountant
 1. Consideration of Operation and Maintenance for January 2026
 - C. Landscape
 - D. District Counsel
 - E. District Manager
 - F. Onsite Manager Report
5. **Business Administration**
6. **Business Items**
 - A. Review of Pool Tile Samples
 - B. Discussion of Ponds
7. **Board of Supervisors' Requests and Comments**
8. **Audience Comments**
9. **Adjournment**

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

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

District Office:

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

Meeting Location:

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