

# 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 7<sup>th</sup> Ave NW.  
Ruskin, FL, 33570