

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
NOVEMBER 6, 2013**

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
NOVEMBER 6, 2013 at 9:00 a.m.**

To be held at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

District Board of Supervisors	Mike Harryman Douglas Dieck Brian Smith Dee Halverson John Tipton	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Brian Crumbaker	Hopping Green & Sams, P.A.
District Engineer	Tonja Stewart	Stantec WilsonMiller

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **9:00 a.m.** with the first section, which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT IS MAINTENANCE RELATED ITEM, THESE ITEMS WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors discussion, motion and vote. Agendas can be reviewed by contacting the Administrator's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to address items that are not on this agenda must be submitted in writing with an explanation to the District Administrator at least fourteen (14) days prior to the date of the meeting and will be heard under "Public Comments". The fourth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

October 31, 2013

**Board of Supervisors
South Shore Corporate Park Industrial
Community Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Wednesday, November 6, 2013 at 9:00 a.m.** at the office of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 7, 2013 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held on August 27, 2013 Tab 2
 - C. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held on September 4, 2013 Tab 3
 - D. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held on September 9, 2013 Tab 4
 - E. Consideration of the Minutes of the Board of Supervisors' Continued Meeting held on September 16, 2013 Tab 5
 - F. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on October 7, 2013 Tab 6
 - G. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on October 8, 2013 Tab 7
 - H. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on October 10, 2013 Tab 8
 - I. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on October 15, 2013 Tab 9
 - J. Consideration of Operation and Maintenance Expenditures for July 2013 – September 2013 Tab 10
- 4. BUSINESS ITEMS**
 - A. Consideration of RFP for Traffic Signalization Improvements at the Intersection of 30th Street and Shell Point Road and Underground Signalization Improvements at the Intersection of 30th Street and Laurel Ridge Avenue Tab 11
 - Overview of Procurement Schedule
 - Consideration of Approval of Request for Proposal
 - Consideration of Approval of Evaluation Criteria

- B. Consideration of Acquisition of Roadway Design Work Product Prepared by Stantec Consulting Services Inc. from Ryan Companies US, Inc.
 - C. Consideration of Stantec Work Authorization No. 1
(under separate cover)
 - D. Consideration of Stantec Work Authorization No. 2
(under separate cover)
 - E. Ratification of Agreement between the District and Aurora Civil Engineers For Professional Construction Engineering and Inspection (CEI) Services (under separate cover)
 - F. Ratification of Certain Form Funding Request Cover Letters Pursuant to Construction Funding Agreement and EDTF Agreement..... Tab 12
 - G. Discussion of Other Matters Pertaining to Ongoing District Construction Projects
5. **STAFF REPORTS**
- A. District Counsel
 - B. District Engineer
 - C. District Manager
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Very truly yours,



Matthew Huber
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, August 7, 2013 at 9:03 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
John Tipton	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Brian Crumbaker	District Counsel, Hopping Green & Sams
Tonja Stewart	District Engineer, Stantec (<i>via conf. call</i>)
Mark Straley	Inland Homes Representative (<i>via conf. call</i>)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on June 5,
2013**

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 5, 2013 for South Shore Corporate Park Industrial Community Development District.
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*Mr. Brian Smith joined the meeting at 9: 07 a.m. (*via conf. call*)*

THIRD ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for May – June
2013**

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2013 in the amount of \$11,718.53 and June 2013 in the amount of \$0.00 for South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2013-05,
Setting Annual Meeting Schedule**

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board adopted Resolution 2013-05, Setting Annual Meeting Schedule for South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing Final Budget for Fiscal
Year 2013/2014 (*under separate cover*)**

On a Motion by Mr. Tipton, seconded by Mr. Dieck, with all in favor, the Board opened the Public Hearing for South Shore Corporate Park Industrial Community Development District.

Mr. Huber stated for the record no audience members are present.

On a Motion by Mr. Tipton, seconded by Mr. Dieck, with all in favor, the Board continued the Public Hearing to August 27, 2013 at 9:00 a.m. for South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2013-07,
Approving the Form of Economic
Development Transportation Project Fund
Agreement**

Mr. Crumbaker presented Resolution 2013-07 for the Board of Supervisors. A discussion ensued.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board ratify Chairman's and Staff's action relative to the application for South Shore Corporate Park Industrial Community Development District.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board adopted Resolution 2013-07 in substantial form for South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposed Contract Scope
and Fees with District Engineer (*under
separate cover*)**

Mr. Crumbaker presented a form of agreement between the District Engineer and South Shore Corporate Park Industrial Community Development District.

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board approved the proposed scope and fees with direction for District Staff to finalize a form of agreement for the District Engineer for South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
No Report.
- C. District Manager
Mr. Huber noted that the next continued meeting of the Board of Supervisors' is Tuesday, August 27, 2013 at 9:00 a.m. at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests.

There were no Audience members present.

TENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor at 9:33 a.m., the Board continued the meeting to Tuesday, August 27, 2013 at 9:00 a.m. at Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 for South Shore Corporate Park Industrial Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the South Shore Corporate Park Industrial Community Development District was held on **Tuesday, August 27, 2013 at 9:13 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Smith	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Rizzetta & Company, Inc.
Robbie Cox	Dir. of Financial Consulting, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (via conf. call)
Brian Crumbaker	District Counsel, Hopping Green & Sams (via conf. call)
Barry Bywalec	District Engineer, Stantec (via conf. call)
Eric Clausen	Inland Investments (via conf. call)
Janet Heintz	Inland Investments (via conf. call)
Mark Straley	Representative, Straley & Robin
Morris Massey	Hill Ward Henderson (via conf. call)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Dailey called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Public Hearing on Final Budget for Fiscal
Year 2013/2014; Consideration of
Resolution 2013-06, Annual
Appropriation; Consideration of Fiscal
Year 2013/2014 Funding Agreement**

On a Motion by Mr. Dieck, seconded by Mr. Smith, with all in favor, the Board opened the public hearing for South Shore Corporate Park Industrial Community Development District.

Mr. Dailey reviewed the budget for the Board, noting a total amount of \$123,997.00. No members of the public provided comments.

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor, the Board closed the public hearing for South Shore Corporate Park Industrial Community Development District.

Mr. Dailey presented Resolution 2013-06 to the Board for their consideration.

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board adopted Resolution 2013-06, approving the final budget for fiscal year 2013/2014 for South Shore Corporate Park Industrial Community Development District.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board approved the funding agreement between the District and South Shore Corporate Park, LLC for South Shore Corporate Park Industrial Community Development District.

THIRD ORDER OF BUSINESS

Presentation of Engineer's Report and Master Capital Improvement Plan (as updated)

Mr. Bywalec presented the Engineer's report and the Master Capital Improvement Plan for the Board. No formal Board action was taken.

FOURTH ORDER OF BUSINESS

Presentation of Amended and Restated Master Special Assessment Allocation Report (Phase 1)

Mr. Cox reviewed the Master Special Assessment Allocation report for the Board. No formal Board action was taken.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2013-08, Updating Project Cost Estimates and Reducing and Reallocating Special Assessments

Mr. Dailey presented the resolution to the Board for their consideration. Mr. Crumbaker read the following for the record:

"A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE

CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT UPDATING PROJECT COST ESTIMATES; REDUCING AND REALLOCATING THE SPECIAL ASSESSMENTS ALLOCATED TO THE PHASE I LANDS SPECIALLY BENEFITED BY THE PROJECT; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR AN AMENDED ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE”.

Mr. Crumbaker asked Mr. Cox in his opinion is it reasonable proper just and right to access the cost of the project as defined in the Engineers Report and your report against the properties as identified in your assessment roll. Mr. Cox stated this is correct. Mr. Crumbaker asked Mr. Cox in his opinion if the project will constitute a special benefit to all the parcels of real property within Phase 1 as identified in the final assessment roll. Mr. Cox stated this is correct. Mr. Crumbaker asked Mr. Cox as a benefit in the case of each of the parcels will be in excess of a special assessment thereof. Mr. Cox stated this is correct.

On a Motion by Mr. Dieck, seconded by Mr. Smith, with all in favor, the Board adopted Resolution 2013-08, updating project cost estimates and reducing and reallocating special assessments for South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2013-09,
Prepayment Resolution**

Mr. Dailey presented the resolution to the Board for their consideration and read the following for the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2008-30 TO ALLOW SPECIAL ASSESSMENTS TO BE PREPAID BY THE CANCELLATION OF CERTAIN PRINCIPAL DEBT OUTSTANDING; ACCEPTING A PREPAYMENT IN KIND; ESTABLISHING A TRANSACTION DATE, WAIVING NOTICE RIGHTS, AND ADDRESSING CONTINGENCIES; AUTHORIZING THE RECORDING OF A LIEN RELEASE; ADDRESSING ADJUSTMENTS TO PREPAYMENT PROJECTIONS; PROVIDING FOR GENERAL AUTHORIZATION; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE”.

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board adopted Resolution 2013-09, approving the prepayment of special assessments for South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Matters Relating to
Project Construction; Consideration of
RFP for Roadway Improvement Projects**

Ms. Mackie discussed the RFP for the roadway improvement projects. A brief discussion ensued. The following dates were noted:

Pre-Bid: September 23, 2013

RFP Due: October 7, 2013

RFP Review Committee Meeting: October 10, 2013

CDD Meeting: October 15, 2013

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board established the RFP Review Committee as being a District Engineer representative; Tonja Stewart, a Developer representative; Mr. Joe Gray and a Board of Supervisors' representative; Mr. Brian Smith for South Shore Corporate Park Industrial Community Development District.

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor, the Board authorized the advertisement of the RFP for roadway improvements and approved the evaluation criteria as presented for South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Matters Relating to Project Construction; Authorization of RFQ Advertisement and Approval of Evaluation Criteria

On a Motion by Mr. Smith, seconded by Mr. Dieck, with all in favor, the Board authorized the advertisement of the RFQ for professional CEI services and approved the evaluation criteria as presented for South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor, the Board authorized the advertisement of the RFP for roadway improvements and approved the evaluation criteria as presented for South Shore Corporate Park Industrial Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Temporary Construction Easement

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor, the Board approved the temporary construction easement for South Shore Corporate Park Industrial Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Personnel Leasing Agreement

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board approved the Personnel Leasing Agreement (term to begin September 1, 2013, \$23,000.00 per month) for South Shore Corporate Park Industrial Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Acknowledgment of
O&M Funding**

<p>On a Motion by Mr. Dieck, seconded by Mr. Smith, with all in favor, the Board approved the Acknowledgment of O&M Funding in substantial form and authorized the Chairman to execute it with modifications as needed for South Shore Corporate Park Industrial Community Development District.</p>
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THIRTEENTH ORDER OF BUSINESS

**Consideration of Notice of Partial Release
of Lien for Special Assessments; Form of
Estoppel**

Formal Board action was not required for these items.

FOURTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no Audience members present. There were no Supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Continuance

<p>On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor at 10:17 a.m., the Board continued the meeting to Wednesday, September 4, 2013 at 9:00 a.m. at Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 for South Shore Corporate Park Industrial Community Development District.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the South Shore Corporate Park Industrial Community Development District was held on **Monday, September 4, 2013 at 9:11 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Smith	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (<i>via conf. call</i>)
Lynn Hoodless	Inland Homes Representative (<i>via conf. call</i>)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Continuance

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board continued the meeting to September 9, 2013 at 9:00 a.m. at the office of Rizzetta & Company, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 for South Shore Corporate Park Industrial Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the South Shore Corporate Park Industrial Community Development District was held on **Monday, September 9, 2013 at 9:16 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Smith	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Brian Crumbaker	District Counsel, Hopping Green & Sams (via conf. call)
Janet Heintz	Representative, Inland Homes
Tracy Robin	Representative, Straley & Robin

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Continuance

On a Motion by Mr. Smith, seconded by Mr. Dieck, with all in favor, the Board continued the meeting to September 16, 2013 at 11:00 a.m. at the office of Rizzetta & Company, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 for South Shore Corporate Park Industrial Community Development District.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 5

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the South Shore Corporate Park Industrial Community Development District was held on **Monday, September 16, 2013 at 11:01 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Smith	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (via conf. call)
Eric Clausen	Inland Investments (via conf. call) joined in progress
Janet Heintz	Inland Investments (via conf. call) joined in progress
Tracy Robin	Straley & Robin (via conf. call)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Personnel Leasing
Agreement**

Ms. Mackie presented the Personnel Leasing Agreement for the Board. The only change made to this document is Section 6 and a cap of \$233,00.00 for the ten (10) months).

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board approved the Personnel Leasing Agreement for South Shore Corporate Park Industrial Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Mr. Dieck presented the Construction Funding Agreement.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board approved the Construction Funding Agreement subject to re-numbering, review by District Counsel and signature of Vice Chairman for South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Smith, seconded by Mr. Dieck, with all in favor at 11:10 a.m., the Board continued the meeting to Friday, September 20, 2013 at 9:00 a.m. at Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 for South Shore Corporate Park Industrial Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the South Shore Corporate Park Industrial Community Development District was held on **Monday, October 7, 2013 at 12:19 p.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present were:

Matthew Huber

District Manager, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

**Public Opening Application Response for
Professional Structural Engineering
Services**

Mr. Huber stated that the sole purpose of the special meeting is to publicly open the Request for Qualifications for Professional Structural Engineering Services. These Qualifications will be ranked at a later date. For the record we are in receipt of a qualification proposal from Aurora Civil Engineering, Inc., and KCCS, Inc., These were received prior to the extension deadline of Monday, October 7, 2013 at 12:00 p.m.

SECOND ORDER OF BUSINESS

Conclusion

This concludes the special meeting of the South Shore Corporate Park Industrial Community Development District at 12:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the South Shore Corporate Park Industrial Community Development District was held on **Monday, October 8, 2013 at 5:00 p.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present were:

Matthew Huber
Jose DeJesus
Justin Bergman
Curtis Mast
Joe Hennelly

District Manager, Rizzetta & Company, Inc.
Representative, Stantec
Representative, David Nelson Construction Co.
Representative, Ripa & Associates
Representative, Phillips & Jordan

FIRST ORDER OF BUSINESS

**Public Opening Request for Proposals for
Construction Services for Roadway
Improvement Projects – 30th Street, 33rd
Street, Shell Point Road and Laurel Ridge
Avenue, Hillsborough County, Florida**

Mr. Huber stated that the sole purpose of the special meeting is to publicly open the Request for Proposals for Construction Services for Roadway Improvement Projects – 30th Street, 33rd Street, Shell Point Road and Laurel Ridge Avenue, Hillsborough County, Florida for South Shore Corporate Park Industrial Community Development District. These Proposals will be ranked at a later date. For the record we are in receipt of a proposal from Phillips and Jordan, Section 1 \$2,522,566.00; Section 2 \$713,578.08; Section 3 Alternate Pricing \$2,369,370.32; Section 4 Alternate Pricing \$373,718.00; Section 5 Alternate Pricing \$52,155.00; Section 6 Alternate Pricing \$138,000.00. For the record we are in receipt of a proposal from Ajax Paving, Section 1 \$2,178,444.00; Section 2 \$584,861.00; Section 3 \$2,378,641.00; Section 4 Alternate Pricing \$492,453.00; Section 5 Alternate Pricing \$50,746.00; Section 6 Alternate Pricing \$75,000.00. For the record we are in receipt of a proposal from Ripa & Associates, Section 1 \$1,779,289.20; Section 2 \$618,000.00; Section 3 \$1,899,649.45; Section 4 \$402,137.80; Section 5 \$53,500.00; Section 6; \$111,000.00. For the record we are in receipt of a proposal from David Nelson Construction Section 1 \$2,285,942.00; Section 2 \$2,999,681.00; Section 3 \$2,394,681.00; Section 4 \$486,252.00; Section 5 \$32,000.00; Section 6 \$130,000.00. These were received prior to the deadline of Monday, October 8, 2013 at 5:00 p.m.

SECOND ORDER OF BUSINESS

Conclusion

This concludes the special meeting of the South Shore Corporate Park Industrial Community Development District at 5:11 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The Construction Review Committee meeting of the South Shore Corporate Park Industrial Community Development District was held on **Thursday, October 10, 2013 at 3:12 p.m.** at the office of Stantec Consulting Services, Inc., located at 2205 North 20th Street, Tampa, Florida 33605.

Present and constituting a quorum:

Brian Smith	Construction Review Committee Member
Tonja Stewart	Construction Review Committee Member
Joe Gray	Construction Review Committee Member (via conf. call)

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (via conf. call)
Jose DeJesus	District Engineer, Stantec
Curtis Mast	Representative, RIPA & Associates, LLC

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Presentation of Evaluation Criteria for
Scoring of Proposals RFP - Construction
Services for Roadway Improvement
Projects**

Mr. Huber presented the Evaluation Criteria for the Construction Committee Members consisting of the following: Workload & Key Staffing Personnel (20 points); Experience (20 points); Understanding Scope of Work (5 points); Schedule Days (20 points); Schedule Reasonableness (5 points); Price Reasonableness (10 points); and Price (20 points). The Construction Committee scored the proposals. A discussion ensued.

THIRD ORDER OF BUSINESS

Scoring of Proposals RFP - Construction Services for Roadway Improvement Projects – 30th Street, 33rd Street, Shell Point Road and Laurel Ridge Avenue, Hillsborough County, Florida

Ms. Mackie announced the total scores for the Construction Committee as follows: Ripa & Associates 97.22, ranked #1; Ajax Paving 93.63, ranked #2; Nelson Construction 93.33, ranked #3; and Phillips & Jordan 91.77, ranked #4. See Attachment “A”.

On a Motion by Ms. Stewart, seconded by Mr. Smith, with all in favor, the Construction Committee adopted the ranking and will make a recommendation to the Board to award the Roadway Improvement Projects to Ripa & Associates, LLC for South Shore Corporate Park Industrial Community Development District.

Mr. Joe Gray left the meeting

FOURTH ORDER OF BUSINESS

Presentation of Evaluation Criteria for Scoring of RFQ - Professional Structural Engineering Services

Mr. Huber presented the Evaluation Criteria for the Construction Committee Members consisting of the following: Ability and Adequacy of Professional Personnel (25 points); Consultants Past Performance (25 points); Geographic Location (20 points); Willingness to Meet Time and Budget Requirements (15 points); Certified Minority Business Enterprise (5 points); Recent, Current and Projected Workloads (5 points); and Volume of Work Previously Awarded to Consultant by District (5 points). The Construction Committee scored the proposals. A discussion ensued.

FIFTH ORDER OF BUSINESS

Scoring of RFQ - Professional Structural Engineering Services

Mr. Huber announced the total scores for the Construction Committee as follows: Aurora 95, ranked #1; KCCS 94, ranked #2; and SAI 90, ranked #3. See Attachment “B”.

On a Motion by Mr. Smith, seconded by Ms. Stewart, with all in favor, the Construction Committee adopted the ranking and will make a recommendation to the Board to enter into negotiations for scope of services with a lump sum amount with Aurora Engineering to be awarded by the board at a later date for South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

Conclusion

This concludes the special meeting of the South Shore Corporate Park Industrial Community Development District at 4:31 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 9

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the South Shore Corporate Park Industrial Community Development District was held on **Tuesday, October 15, 2013 at 9:08 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Smith	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams (via conf. call)
Tonja Stewart	District Engineer, Stantec
Eric Clausen	Representative, Inland Investments (via conf. call)
Mark Straley	Representative, Straley & Robin (via conf. call)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Construction Committee
Recommendations – RFQ for Professional
Construction, Inspection and Engineering
Services**

Mr. Huber presented the proposals received by Aurora, KCCS, Inc., and SAI. Mr. Smith presented the rankings and recommendations of the Construction Committee to the Board. Aurora received 95 points and was ranked #1, KCCS, Inc., received 94 points and was ranked #2, and SAI received 90 points and was ranked #3.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board accepted the Construction Committee's recommendation to enter into negotiations with Aurora for South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Award RFQ –
Professional Construction, Inspection and
Engineering Services**

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor, the Board authorized District Staff to negotiate with highest ranked proposal and approve a not to exceed and authorize Chairman to execute contract for South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Form of Agreement for
Construction, Inspection and Engineering
Services (*under separate cover*)**

Mr. Mackie presented the Form of Agreement for Construction, Inspection and Engineering Services to the Board.

On a Motion by Mr. Smith, seconded by Mr. Dieck, with all in favor, the Board approved the Agreement for Construction, Inspection and Engineering Services in substantial form subject to a not to exceed amount for South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Construction Committee
Recommendation for RFP – Roadway
Improvements**

Mr. Huber presented the proposals received by Ripa & Associates, LLC, Ajax Paving, Nelson Construction and Phillips & Jordan. Mr. Huber presented the scores and ranking recommendations of the Construction Committee to the Board. Ripa & Associates, LLC received a total score of 97.22 and was ranked #1, Ajax Paving received a total score of 96.63 and was ranked #2, Nelson Construction received a total score of 93.33 and was ranked #3 and Phillips & Jordan received a total score of 91.77 and was ranked #4. A discussion ensued.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board accepted the Construction Committee's recommendation ranking Ripa & Associates, LLC #1, Ajax Paving #2, Nelson Construction #3 and Phillips & Jordan #4 for South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Award - Roadway
Improvement Projects**

On an amended Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board award to Ripa & Associates, as the lowest most responsible ranked bidder for items 1, 3, 5, a portion of item 2 and Alternate 6 with a not to exceed of \$4,163,439.00 for South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Jose DeJesus as District
Engineer**

Ms. Stewart recommended that Jose DeJesus be listed as the District Engineer.

On a Motion by Mr. Dieck, seconded by Mr. Smith, with all in favor, the Board approved to substitute Jose DeJesus as District Engineer for Tonja Stewart for South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board adjourned the meeting at 9:44 a.m. for South Shore Corporate Park Industrial Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 10

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

July 2013

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2013 through July 31, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,913.36**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

July 1, 2013 Through July 31, 2013

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Cuts of SaraBay	232	2198	Monthly Lawn Maintenance Service 06/13	\$ 2,275.00
Hopping Green & Sams	233	70524	General/Monthly Legal Services 04/13	\$ 459.00
Hopping Green & Sams	238	71136	General/Monthly Legal Services 05/13	\$ 587.29
Irrigation Technical Services, Inc.	234	18493	Irrigation Services 05/13	\$ 550.70
Irrigation Technical Services, Inc.	234	4632	Irrigation Services 05/13	\$ 512.96
Irrigation Technical Services, Inc.	239	4644	Irrigation Services 06/13	\$ 532.67
Rizzetta & Company, Inc.	235	15268	District Management Fees 06/13	\$ 1,250.00
Rizzetta & Company, Inc.	240	15370	District Management Fees 07/13	\$ 1,250.00
Stantec Consulting Services Inc.	241	689720	Data Collection and Reporting 05/13	\$ 100.00
Stantec Consulting Services Inc.	241	695872	Data Collection and Reporting 06/13	\$ 100.00
Teco	237	0176 0305771 05/13	351 30 ST NE PMP 05/13	\$ 90.85
Teco	237	0176 0310341 05/13	351 30 ST NE 05/13	\$ 278.06
Teco	237	1800 0042805 05/13	351 30 ST NE 05/13	\$ 2,732.76
Teco	242	0176 0305771 06/13	351 30 ST NE PMP 06/13	\$ 117.87
Teco	242	0176 0310341 06/13	351 30 ST NE 06/13	\$ 278.06
Teco	242	1800 0042805 06/13	351 30 ST NE 06/13	\$ 2,732.76
Times Publishing Company	236	I1003966079-0526	Acct #1000425272 Legal Advertising 05/13	\$ 65.38
Report Total				<u>\$ 13,913.36</u>

Commercial Cuts of SaraBay

Invoice

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Date	Invoice #
6/3/2013	2198

Bill To
South Shore Industrial Park CDD Attn: Greg Cox 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service	2,275.00	2,275.00
<div>RECEIVED JUN 03 2013 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>WOL</u> Date <u>6/4</u> Date entered <u>JUN 03 2013</u> Fund <u>(06) GL 53900 OC 4604</u> Check # _____</div>			
It's been a pleasure working with you!		Total	\$2,275.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

Date Rec'd Rizzetta & Co., Inc. MAY 20 2013

D/M approval *Meh* Date *8/24*

Date entered MAY 20 2013

Fund 001 GL 51400 003107

Check #

STATEMENT

May 15, 2013

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 70524
Billed through 04/30/2013

General Counsel

SSCDD 00001 BAC

FOR PROFESSIONAL SERVICES RENDERED

04/07/13	BAC	Confer with Dowell regarding auditors request for information; confer with Dieck regarding recent bond issues.	0.40 hrs
04/12/13	BAC	Confer with Dieck regarding proposed financing.	0.20 hrs
04/20/13	BAC	Review annual audit; confer with McDowell regarding same.	0.80 hrs
04/23/13	JJ	Audit letter response.	0.20 hrs
Total fees for this matter			\$459.00

MATTER SUMMARY

Crumbaker, Brian A.	1.40 hrs	285 /hr	\$399.00
Johnson, Jonathan T.	0.20 hrs	300 /hr	\$60.00
TOTAL FEES			\$459.00

TOTAL CHARGES FOR THIS MATTER**\$459.00****BILLING SUMMARY**

Crumbaker, Brian A.	1.40 hrs	285 /hr	\$399.00
Johnson, Jonathan T.	0.20 hrs	300 /hr	\$60.00
TOTAL FEES			\$459.00

TOTAL CHARGES FOR THIS BILL**\$459.00****Please include the bill number on your check.**

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 24, 2013

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 71136
Billed through 05/31/2013

General Counsel

SSCDD 00001 BAC

FOR PROFESSIONAL SERVICES RENDERED

05/02/13	JSA	Review response to auditor letter.	0.40 hrs
05/02/13	JLG	Prepare and coordinate response to auditor letter; forward same to auditor.	0.70 hrs
05/30/13	BAC	Prepare for Board meeting.	0.50 hrs
05/31/13	MCE	Research and revise rules of procedure.	0.20 hrs
05/31/13	AEH	Research rules of procedure regarding changes due to recent legislation; revise rules of procedure.	0.90 hrs

Total fees for this matter \$584.50

DISBURSEMENTS

Copying Charges	2.00
Long Distance	0.33
Postage	0.46

Total disbursements for this matter \$2.79

MATTER SUMMARY

Holway, Andrew E.	0.90 hrs	190 /hr	\$171.00
Crumbaker, Brian A.	0.50 hrs	285 /hr	\$142.50
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Alves, James	0.40 hrs	365 /hr	\$146.00
Eckert, Michael C.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES \$584.50

TOTAL DISBURSEMENTS \$2.79

TOTAL CHARGES FOR THIS MATTER

\$587.29

BILLING SUMMARY

Holway, Andrew E.	0.90 hrs	190 /hr	\$171.00
Crumbaker, Brian A.	0.50 hrs	285 /hr	\$142.50
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Alves, James	0.40 hrs	365 /hr	\$146.00
Eckert, Michael C.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES

\$584.50

TOTAL DISBURSEMENTS

\$2.79

TOTAL CHARGES FOR THIS BILL**\$587.29****Please include the bill number on your check.**

RECEIVED

JUL 01 2013

Date Rec'd Rizzetta & Co., Inc. 7/3D/M approval Meh Date 7/3
JUL 01 2013

Date entered _____

Fund 001 GL 51400 OC 3107

Check # _____



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice# 18493

Date: 05/03/2013

Record#: 15493

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common-Pump Station
Repair

Due Date: 06/03/2013

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Differential Pressure Switch	1.0000	226.700000	226.70	N
	9901	Larry Sargent (04-30-13)	1.2500	86.400000	108.00	N
	9902	Eddie Merritt (04-30-13)	1.2500			N
	9911	Travel - Pump Technician	1.0000	86.400000	86.40	N
	9901	Larry Sargent (05-02-13)	1.0000	86.400000	86.40	N
	9902	Eddie Merritt (05-02-13)	1.0000			N
	9911	Travel - Pump Technician	0.5000	86.400000	43.20	N

Notes:

Please see attached Work Order #18493 for further information.

RECEIVED
MAY 09 2013

Date Rec'd Rizzetta & Co Inc BY: _____
D/M approval Moh Date 5/13
MAY 13 2013
Date entered _____
Fund 001 GL 53900.00 4609
Check # _____

A service charge of 0.00 % per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	550.70
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	550.70



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Work Order

Order#: 18493

Order Date: 05/03/2013

Record#: 15493

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common-Pump Station
Repair

Employee:

Purchase Order#:

Assembly#	Part#	Description	Unit	Quantity
		Differential Pressure Switch	Ea	1.0000
	9901	Larry Sargent (04-30-13)	Hourly	1.2500
	9902	Eddie Merritt (04-30-13)	Hourly	1.2500
	9911	Travel - Pump Technician	Hourly	1.0000
	9901	Larry Sargent (05-02-13)	Hourly	1.0000
	9902	Eddie Merritt (05-02-13)	Hourly	1.0000
	9911	Travel - Pump Technician	Hourly	0.5000

Notes

South Shore Corporate Park
Common Area

Pump Station Repair-

04/30/13-

Internet monitoring of the site indicated pump station malfunctioning.

Dispatched Tech to investigate. Tech found a bad differential pressure switch(rotted), preventing filter system from operating correctly.

Part was ordered overnight delivery.

05/02/13-

Installed new pressure switch and flushed all pressure tubing.

NOTE: This is Common Areas Pro-Rata share of total bill.



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Contract Invoice

Invoice# 4632

Date: 05/31/2013

Record#: 4658

Billed To: South Shore Corp. Park-common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corp Park-common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 06/30/2013

Terms: 1MO

Order#

Description	Amount
Coupling Slip 3/4	0.34
Netafim Adapter, 180 2-Way (3/4 FPT)	3.90
Netafim Techline Insert Coupling	0.28
Nozzles; 15' Side Strip	2.19
Larry Sargent (05-09-13)	
Eddie Merritt (05-09-13)	
Travel - Pump Technician	
Dave Kaschube (05-29-13)	
Travel - Portal to Portal	
Dave Kaschube (06-03-13)	
Eddie Merritt (06-03-13)	
Travel - Portal to Portal	
May 2013 Planned Maintenance	506.25

Notes:

Please see attached Work Order #18549 and Maintenance Check Lists for further information.

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval [Signature] Date 6/10
Date entered JUN 10 2013
Fund 001 GL 53900 OC 4609
Check # _____

RECEIVED

JUN 06 2013

A service charge of 0.00 % per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	512.96
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	512.96



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Work Order

Order#: 18549

Order Date: 05/31/2013

Record#: 15549

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area Planned Maint.
May 2013

Employee:

Purchase Order#:

Assembly#	Part#	Description	Unit	Quantity
	2150	429-007; Coupling Slip 3/4	Ea	2.0000
	6037	TLO75FTEE; Netafim Adapter, 180 2-Way (3/4 FPT)	Ea	2.0000
	6041	TLCOUP; Netafim Techline Insert Coupling	Ea	1.0000
	6093	RainBird; 15SST; Nozzles; 15' Side Strip	Ea	1.0000
	9901	Larry Sargent (05-09-13)	Hourly	2.2500
	9902	Eddie Merritt (05-09-13)	Hourly	2.2500
	9911	Travel - Pump Technician	Hourly	1.0000
	9903	DAve Kaschube (05-29-13)	Hourly	1.0000
	9910	Travel - Portal to Portal	Hourly	0.7500
	9903	Dave Kaschube (06-03-13)	Hourly	3.2500
	9904	Eddie Merritt (06-03-13)	Hourly	3.2500
	9910	Travel - Portal to Portal	Hourly	0.7500
	9999	May 2013 Planned Maintenance	Contract	1.0000

Notes

South Shore Corporate Park
Common Area
Irrigation

May 2013
Planned Maintenance

Zone 08- Repair broken stub.
Zone 10- Replace (1) Nozzle.
Zone 15- Replace (1) broken point of connection tee, and repaired (1) drip line break.
Zone 19- Replace (1) broken point of connection tee.

Cleaned all drip line filters, adjusted several nozzles, and unclogged several nozzles.

Maintenance Zone Check Sheet

Technician: DL/FS

Property: SOUTH SHORE COMP - STREET

Date: 5/29/13

Clock: RAIN MASTER

Program	Start Time	Watering Days
A	12:00 A.M.	MON - FRI
B	12:00 A.M.	SUN - WED
C		
D		

Zone	Program	Minutes	Comments
8	2	:30	D/ CLEAN DRIP FILTER R-RAIN BASK STOP 3/4 CDP
9	1	:20	S/ ok
10	1	:20	S/ UNLOCK SEVERAL NOZZLES ONE COMPLETELY CLOGGED / 15 SST NOZZLE REPLACE
11	1	:20	S/ ADJUST SEVERAL NOZZLES - CLEAN GROSS BROKEN NOZZLES
12	1	:20	S/ CLEAN SEVERAL NOZZLES
13	1	:20	S/ ok
14	2	:30	S/ CLEAN DRIP FILTER - ok
15	2	:30	D/ CLEAN DRIP FILTER - BROKEN POC - ONE DRIP LINE BROKEN - NEED NEW 2" VUE FLOW DRIP
16	1	:20	S/ ok
17	2	:30	D/ CLEAN DRIP FILTER ok NO ALARMS ON CLOCK WILL NOT RUN FROM CLOCK
18	1	:20	S/ ADJUST SEVERAL NOZZLES
19	2	:30	D/ CLEAN DRIP FILTER - NEED NEW O RING 2 COUPLING 1 POC BROKEN 1 ALARM POC

20 1 1:00 R/ ok

IRRIGATION TECHNICAL SERVICES

PREVENTATIVE MAINTENANCE CHECK LIST

Job Name South Shore Corp. Park Superintendent

MANUFACTURER Hoover Pumping S/N# 6361 UNDER WARRANTY No

W.O. Number Date: 5/9/13 Technician: Larry Sargent Travel Time .75 one way

800 GPM @ 80 PSI , Set point @ 70 PSI

ROUTINE CHECKS

PUMPS

PUMPS		#1	#2	Jockey	#4
(*)	Flow @ 80 PSI	<u>400 GPM</u>	<u>400 GPM</u>	<u>150 GPM</u>	<u></u>
(*)	Check shaft play	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Clean bleed lines	<u></u>	<u></u>	<u></u>	<u></u>
()	Check mechanical seal	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Check for unusual noise	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
(*)	Check vibration	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Test shutoff head	<u></u>	<u></u>	<u></u>	<u></u>

MOTORS		#1	#2	Jockey	#4
(*)	Horse power	<u>30 HP</u>	<u>30 HP</u>	<u>10 HP</u>	<u></u>
(*)	Rapid cycle alarms	<u>3</u>	<u>4</u>	<u>170</u>	<u></u>
()	Grease lube bearings	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Check vibration	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
(*)	Check for unusual noise	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Test amps at shutoff	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Test amps at design PSI	<u>29/26/14</u>	<u>26/22/19</u>	<u>18/16/9</u>	<u></u>
()	Megger motor leads	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Record elapsed hours	<u>751</u>	<u>654</u>	<u>5873</u>	<u></u>
(*)	Check junction box terminals	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>

ISOLATION AND CHECK VALVES		#1	#2	Jockey	#4
()	Exercise suction BFV	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Exercise discharge BFV	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Exercise pump BFV	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Check vict coupling	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>

ROUTINE CHECK

COMMENTS

MAINLINE master valve

(*)	Clean strainers	<u>Yes</u>
(*)	Test ball valves	<u>OK</u>
(*)	Check pressure gages	<u>Yes</u>
(*)	Test valve operation	<u>OK</u>
(*)	Blow out tubing	<u>Yes</u>
(*)	Flush bonnet	<u>Yes</u>

HYDRO PNEUMATIC TANK

COMMENTS

(*)	Check bladder	<u>OK</u>
(*)	Recharge tank	<u></u>

STRAINER \ FILTER

*)	Check flush timer	Yes
*)	Test flush operation	Yes
*)	Rebuild flush valve	Cleaned out ASCO solenoid.
*)	Clean strainer basket	OK

SKID COMMENTS

*)	Check for corrosion	OK
)	Wire brush loose rust	
)	Touch up paint	

ELECTRICAL

MAIN ELECTRICAL DISCONNECT

*)	Exercise disconnect
*)	Check CB trip adjustment
)	Lubricate mechanical devices
*)	Check cables for heat
*)	Tighten lugs

CONTROLS	Phase #1	Phase #2	Phase #3	Line to Ground
*) Test line voltage (no load)	490	491	489	287/286/284
*) Test line voltage (full load)	487	488	488	287/285/283
*) Calculate voltage imbalance	3	3	1	0/1/1
*) Test control voltage	129 ACV-24DCV			
*) Check control CVB	OK			
*) Check wires for heat	OK			
*) Examine components	OK			
) Lubricate mechanical devices				
*) Clean level sensor	OK			
*) Check door switch	OK			
*) Test safety features	OK			
*) Test lake level controls	OK			
*) Test auto alternators	OK			
*) Test hour meters	OK			
*) Test light bulbs	OK			
*) Test control operation	OK			
*) Test digital readout	OK			
) Set timers and LTR's				
) Set pressure switches				
*) Tighten terminals	Yes			
*) Calibrate all controls	OK			

VFD CONTROL

COMMENTS

(*)	Dust components	Yes
(*)	Check cables for heat	OK
(*)	Test VFD operation	OK
()	Calibrate thermostat	
()	Clean A\C filter	
(*)	Check panel corrosion	OK
()	Check insulation	
(*)	Test A\C operation	OK
(*)	Tighten cable lugs	Yes

FLOW METER

()	Clean sensor paddle wheel	
(*)	Check meter operation	
()	Rebuild sensor	
()	Lube sensor O-ring	
(*)	Check pipe calibration	OK

NOTES: Station total-253,760,60. Cleaned Filters. Cleaned Pump Station Area. Flushed All Pressure Tubing . Checked And Tightened All Wires And Wire lugs.



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Contract Invoice

Invoice#: 4644

Date: 06/24/2013

Record#: 4670

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corp Park-common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 07/24/2013

Terms: 1MO

Order#

Description	Amount
Netafim Techline Insert Coupling	3.86
Netafim Adapter, 180 2-Way (3/4 FPT)	13.65
Coupling, Slip Fix 1	4.99
Reducer Bushing SxS 1 x 3/4	0.71
Tee SXSXS 1	1.00
Nozzles; 15' Variable Arc	2.21
Larry Sargent (06-10-13)	
Travel - Pump Technician	
Dave Kaschube (06-24-13)	
Eddie Merriitt (06-24-13)	
Travel - Portal to Portal	
June 2013 Planned Maintenance	506.25

RECEIVED

JUN 24 2013

Date Rec'd Rizzetta & Co., Inc.

WM approval Mel Date 7/2

JUL 01 2013

Rate entered

fund 001 GI53900.00 4609

check #

Notes:

Please see attached Work Order #18600 and Maintenance Check Lists for further information.

A service charge of 0.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	532.67
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	532.67



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Work Order

Order#: 18600

Order Date: 06/24/2013

Record#: 15600

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area PM
June 2013

Employee:

Purchase Order#:

Assembly#	Part#	Description	Unit	Quantity
	6041	TLCOUP; Netafim Techline Insert Coupling	Ea	14.0000
	6037	TLO75FTEE; Netafim Adapter, 180 2-Way (3/4 FPT)	Ea	7.0000
	2244	SLIPFIX1; Coupling, Slip Fix 1	Ea	1.0000
	2178	437-131; Reducer Bushing SxS 1 x 3/4	Ea	1.0000
	2038	401-010; Tee SXSXS 1	Ea	1.0000
	6116	RainBird; 15VAN; Nozzles; 15' Variable Arc	Ea	1.0000
	9901	Larry Sargent (06-10-13)	Hourly	1.2500
	9911	Travel - Pump Technician	Hourly	1.0000
	9903	Dave Kaschube (06-24-13)	Hourly	3.5000
	9904	Eddie Merritt (06-24-13)	Hourly	3.5000
	9910	Travel - Portal to Portal	Hourly	0.7500
	9999	June 2013 Planned Maintenance	Contract	1.0000

Notes

South Shore Corporate Park

Common Area

June 2013 Planned Maintenance

Zone 23- Repaired (1) Drip line break.

Zone 24- Repaired (1) Drip line break at point of connection tee.

Zone 26- Replaced (1) Broken nozzle.

Zone 27- Repaired (2) Drip line breaks at point of connection tees.

Zone 31- Repaired (3) Drip line breaks at point of connection tees and stub.

Zone 32- Repaired (2) Drip line breaks at point of connection tees.

Cleaned all drip line filters.

Maintenance Zone Check Sheet

Technician: PK Em

Property: South Shore Corp Roadway ^{COMMON AREA}

Date: 6/24/13

Clock: RAINMASTER

Program	Start Time	Watering Days
A 1	12:00 A.M.	Mon Fri
B 2	12:00 A.M.	Sun Wed
C		
D		

Zone	Program	Minutes	Comments
23	2	:30	0/ CLEAN DRIP FILTER - ONE DRIP LINE BREAK 1 COUPLING
24	2	:30	0/ CLEAN DRIP FILTER 1 BROKEN DRIP LINE POC 2 COUPLINGS 1 BROWN DRIP POC
25	1	:20	5/ ADJUST & CLEAN SEVERAL NOZZLES
26	1	:20	5/ ADJUST SEVERAL NOZZLES REPLACE BROKEN NOZZLE 1 ISBUN
27	2	:30	0/ CLEAN DRIP FILTER 2 BROKEN DRIP POC'S 3 COUPLINGS 2 BROWN DRIP POC
28	1	:20	5/ CLEAN & ADJUST SEVERAL NOZZLES
29	1	:20	4/ ok
30	1	:20	5/ ok
31	2	:30	0/ CLEAN DRIP FILTER 2 BROKEN DRIP POC'S 2 BROWN DRIP POC 4 COUPLINGS 1 T 1 1/4" RB 1 SWIRL COUPLING
32	2	:30	0/ CLEAN DRIP FILTER 2 BROKEN DRIP POC'S 4 COUPLINGS 2 BROWN DRIP POC

IRRIGATION TECHNICAL SERVICES

PREVENTATIVE MAINTENANCE CHECK LIST

Job Name South Shore Corp. Park Superintendent

MANUFACTURER Hoover Pumping S/N# 6361 UNDER WARRANTY No

W.O. Number Date: 6/10/13 Technician: Larry Sargent Travel Time .75 one way

, 800 GPM @ 80 PSI , Set point @ 70 PSI

ROUTINE CHECKS

PUMPS

		#1	#2	Jockey	#4
PUMPS					
(*)	Flow @ 80 PSI	<u>400 GPM</u>	<u>400 GPM</u>	<u>150 GPM</u>	<u></u>
(*)	Check shaft play	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Clean bleed lines	<u></u>	<u></u>	<u></u>	<u></u>
()	Check mechanical seal	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Check for unusual noise	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
(*)	Check vibration	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Test shutoff head	<u></u>	<u></u>	<u></u>	<u></u>

		#1	#2	Jockey	#4
MOTORS					
(*)	Horse power	<u>30 HP</u>	<u>30 HP</u>	<u>10 HP</u>	<u></u>
(*)	Rapid cycle alarms	<u>3</u>	<u>4</u>	<u>170</u>	<u></u>
()	Grease lube bearings	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Check vibration	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
(*)	Check for unusual noise	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Test amps at shutoff	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Test amps at design PSI	<u>28/24/16</u>	<u>26/24/17</u>	<u>16/16/10</u>	<u></u>
()	Megger motor leads	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Record elapsed hours	<u>756</u>	<u>660</u>	<u>5895</u>	<u></u>
(*)	Check junction box terminals	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>

		#1	#2	Jockey	#4
ISOLATION AND CHECK VALVES					
()	Exercise suction BfV	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Exercise discharge BfV	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>
()	Exercise pump BfV	<u></u>	<u></u>	<u></u>	<u></u>
(*)	Check vict coupling	<u>OK</u>	<u>OK</u>	<u>OK</u>	<u></u>

ROUTINE CHECK

COMMENTS

MAINLINE master valve

(*)	Clean strainers	<u>Yes</u>
(*)	Test ball valves	<u>OK</u>
(*)	Check pressure gages	<u>Yes</u>
(*)	Test valve operation	<u>OK</u>
(*)	Blow out tubing	<u>Yes</u>
(*)	Flush bonnet	<u>Yes</u>

HYDRO PNEUMATIC TANK

COMMENTS

(*)	Check bladder	<u>OK</u>
(*)	Recharge tank	<u></u>

STRAINER \ FILTER

(*)	Check flush timer	Yes
(*)	Test flush operation	Yes
(*)	Rebuild flush valve	Cleaned out ASCO solenoid.
(*)	Clean strainer basket	OK

SKID COMMENTS

(*)	Check for corrosion	OK
()	Wire brush loose rust	
()	Touch up paint	

ELECTRICAL

MAIN ELECTRICAL DISCONNECT

(*)	Exercise disconnect
(*)	Check CB trip adjustment
()	Lubricate mechanical devices
(*)	Check cables for heat
(*)	Tighten lugs

CONTROLS	Phase #1	Phase #2	Phase #3	Line to Ground
(*) Test line voltage (no load)	491	489	490	287/286/283
(*) Test line voltage (full load)	487	486	489	287/285/282
(*) Calculate voltage imbalance	4	3	1	0/1/1
(*) Test control voltage	129 ACV-24DCV			
(*) Check control C/B	OK			
(*) Check wires for heat	OK			
(*) Examine components	OK			
() Lubricate mechanical devices				
(*) Clean level sensor	OK			
(*) Check door switch	OK			
(*) Test safety features	OK			
(*) Test lake level controls	OK			
(*) Test auto alternators	OK			
(*) Test hour meters	OK			
(*) Test light bulbs	OK			
(*) Test control operation	OK			
(*) Test digital readout	OK			
() Set timers and LTR's				
() Set pressure switches				
(*) Tighten terminals	Yes			
(*) Calibrate all controls	OK			

VFD CONTROL

COMMENTS

(*)	Dust components	Yes
(*)	Check cables for heat	OK
(*)	Test VFD operation	OK
()	Calibrate thermostat	
()	Clean A\C filter	
(*)	Check panel corrosion	OK
()	Check insulation	
(*)	Test A\C operation	OK
(*)	Tighten cable lugs	Yes

FLOW METER

()	Clean sensor paddle wheel	
(*)	Check meter operation	
()	Rebuild sensor	
()	Lube sensor O-ring	
(*)	Check pipe calibration	OK

NOTES: Station total-255,758,10. Cleaned Filters. Cleaned Pump Station Area. Flushed All Pressure Tubing . Checked And Tightened All Wires And Wire lugs.

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
6/1/2013	15268

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	PROFESSIONAL FEES" District Management Services Services for the period June 1, 2013 - June 30, 2013		1,250.00	1,250.00
<div style="text-align: right;">RECEIVED MAY 24 2013 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>MD</u> Date <u>6/4</u> Date entered <u>JUN 03 2013</u> Fund <u>001</u> Gl <u>51300</u> Oc <u>3101</u> Check # _____</div>				

Total**\$1,250.00**

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
7/1/2013	15370

BILL TO

SOUTH SHORE
COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	PROFESSIONAL FEES" District Management Services Services for the period July 1, 2013 - July 31, 2013 <div style="text-align: right;">RECEIVED JUN 25 2013 Date Rec'd Rizzetta & Co. Inc. _____ D/M approval <u>mlh</u> Date <u>7/2</u> Date entered <u>JUL 01 2013</u> Fund <u>001</u> <u>GL 51300 003101</u> Check # _____</div>		1,250.00	1,250.00
			Total	\$1,250.00



INVOICE

Page 1 of 2

Invoice Number
Invoice Date
Customer Number
Project Number

689720
May 22, 2013
83545
215510318

Bill To

South Shore Corporate Park Ind CDD
Greg Cox
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: South Shore Corporate Park Industrial CDD - Data Collection and Reporting

Stantec Project Manager:

Robbins, Janice

Stantec Office Location:

Port Charlotte FL

Current Invoice Due:

\$100.00

For Period Ending:

May 10, 2013

RECEIVED

Jate Rec'd Hizzetta & Co., Inc. JUN 17 2013

J/M approval Md Date 6/17

Date entered JUN 17 2013

Fund 001 GL 51300003103

Check #

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number
Project Number689720
215510318

Top Task 221 2012-13 Pumpage/Water Level Reporting - April 2013**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 75.00 % Complete	900.00	800.00	100.00
Progress Charge Subtotal			100.00

Top Task 221 Total	100.00
---------------------------	---------------

Total Fees & Disbursements	\$100.00
----------------------------	----------

INVOICE TOTAL (USD)	\$100.00
----------------------------	-----------------



INVOICE

Page 1 of 2

Invoice Number
Invoice Date
Customer Number
Project Number

695872
June 12, 2013
83545
215510318

Bill To

South Shore Corporate Park Ind CDD
Greg Cox
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: South Shore Corporate Park Industrial CDD - Data Collection and Reporting

Stantec Project Manager:

Robbins, Janice

Stantec Office Location:

Port Charlotte FL

Current Invoice Due:

\$100.00

For Period Ending:

June 7, 2013

RECEIVED

JUN 14 2013

Date Rec'd Rizzetta & Co., Inc.

J/M approval Meh Date 6/17

Date entered JUN 17 2013

Fund 001 GL 51300 OC 3103

Check #

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number
Project Number695872
215510318

Top Task 221 2012-13 Pumpage/Water Level Reporting - May 2013**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 83.33 % Complete	1,000.00	900.00	100.00
Progress Charge Subtotal			<u>100.00</u>

Top Task 221 Total	100.00
---------------------------	---------------

Total Fees & Disbursements	\$100.00
----------------------------	----------

INVOICE TOTAL (USD)	<u>\$100.00</u>
----------------------------	------------------------

our Electric Bill

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212B-00138

Conservation Info.

This Month:
30 / kWh/Day
7 kW

Year Ago:
31 kWh/Day
0 kW

Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: (813) 223-0800 in Hillsborough, (863) 299-0800 in Polk, or 1-888-223-0800 all other counties.

June Billing Information:

200205

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Jun 03, 2013

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	25 day period
H86272	00215	00000	215	1	12
	07690	07144 (Estimated)	546	1	13

Meter Was Changed May 13

Next Read Date On Or About Jun 28, 2013

Total kWh Purchased 761

Account Activity	Explanation	Charge	Total
Previous Balance		164.65	
Payments Received - Thank You	As of June 03, 2013	-164.65	
			\$0.00

New Charges Due by Jun 24, 2013

Service from Apr 30 to May 25

Customer Charge	General Service 200 Rate	10.50	
Energy Charge	761 kWh @ \$.05900/kWh	44.90	
Fuel Charge	761 kWh @ \$.03719/kWh	28.30	
Electric Service Cost		\$83.70	
Florida Gross Receipts Tax	Based on \$83.70	2.15	
This Month's Charges			\$85.85

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 05/24/13	On \$164.65	5.00	
Total Miscellaneous Charges			\$5.00
Total Due			\$90.85

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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Date Rec'd Rizzetta & Co., Inc. 6/10
D/M approval MCA Date 6/10
Date entered JUN 10 2013
Fund 001 GL 53100 OC 4307
Check # _____

RECEIVED

JUN 10 2013

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200205



Account No.
0176 0305771

New Charges
\$90.85
Payable by Jun 24

Total Bill Amount
\$90.85

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

212B-00138 00136-1048

SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1900 02 0176 0305771 0000090.85

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2171-11443

June Billing Information:

714853

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Jun 03, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		278.06	
Payments Received - Thank You	As of June 03, 2013	-278.06	
			\$0.00
New Charges Due by Jun 24, 2013		Service for 30 days from Apr 30 to May 30	
Lighting Service Items LS-1	6 Lights, 6 Poles	205.26	
Energy Flat Charge		30.84	
Fuel Charge	954 kWh @ \$.03697/kWh	35.28	
Florida Gross Receipts Tax	Based on \$66.12	1.68	
This Month's Charges			\$273.06
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/24/13	On \$278.06	5.00	
Total Miscellaneous Charges			\$5.00
Total Due			\$278.06

RECEIVED

JUN 05 2013

Date Rec'd Rizzetta & Co., Inc. 6/10

D/M approval MJA Date 6/10

Date entered JUN 10 2013

Fund 001 GL 53100.00 4307

Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

714853



Account No.
0176 0310341

New Charges
\$278.06
Payable by Jun 24

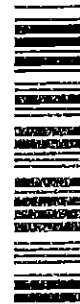
Total Bill Amount
\$278.06

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

2171-11443 11443-1043



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1100

01 0176 0310341

0000278.06

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tampaelectric.com
178M-00083

May Billing Information:

800091

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
May 28, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		5,465.52	
Payments Received - Thank You	As of May 28, 2013	-2,732.76	
Total Past Due Amount			\$2,732.76
New Charges Due by Jun 18, 2013	Service for 29 days from Apr 24 to May 23		
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		272.00	
Fuel Charge	8,400 kWh @ \$.03697/kWh	310.40	
Florida Gross Receipts Tax	Based on \$582.40	15.20	
This Month's Charges			\$2,691.77
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/20/13	@ 1.5% On \$2,732.76	40.99	
Total Miscellaneous Charges			\$40.99
Total Due			\$5,465.52

paid 5/28/13 - \$2,732.76
\$2,732.76

RECEIVED

MAY 30 2013

Date Rec'd Rizzetta & Co., Inc.

O/M approval *mel* Date *6/4*

Date entered JUN 03 2013

Fund *001* GL *53100* OC *4307*

Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800091



Account No.
1800 0042805

Past due Amount
\$2,732.76
pd.
Pay now to avoid
disconnection

New Charges
\$2,732.76
Payable by Jun 18

Total Bill Amount
\$5,465.52

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

178M-00083 00083-1043

SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1130

09 1800 0042805 0005465.52

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422B-00152

Conservation Info.

This Month:
33 / kWh/Day
17 kW
Year Ago:
37 kWh/Day
0 kW

Zap Cap Systems Surge Protection

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July Billing Information:

200217

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Jul 02, 2013

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	01250	00215	1035	1	
Next Read Date On Or About Jul 30, 2013			Total kWh Purchased		1,035
Account Activity		Explanation		Charge	Total
Previous Balance				90.85	
Payments Received		As of Jul 02, 2013		0.00	
Total Past Due Amount					\$90.85
New Charges Due by Jul 24, 2013				Service from May 25 to Jun 25	
Customer Charge		General Service 200 Rate		10.50	
Energy Charge		1,035 kWh @ \$.05900/kWh		61.06	
Fuel Charge		1,035 kWh @ \$.03719/kWh		38.49	
Electric Service Cost				\$110.05	
Florida Gross Receipts Tax		Based on \$110.05		2.82	
This Month's Charges					\$112.87
Amount not paid by due date may be assessed a late payment charge.					
Late charge as of 06/25/13		On \$90.85		5.00	
Total Miscellaneous Charges					\$5.00
Total Due					\$208.72

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

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like us to contact you. You can
other important information.

208-724

117-873

RECEIVED

rate new nizzetta & Co., inc.

/M approval mel Date 7/10

rate entered JUL 15 2013

fund 001 GL53100004307

check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200217



Account No.
0176 0305771

Past due Amount
\$90.85

Pay now to avoid
disconnection

New Charges
\$117.87

Payable by Jul 24

Total Bill Amount
\$208.72

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

422B-00152 00151-1442



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1900

01 0176 0305771 0000208.72

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tampaelectric.com
4271-11372

July Billing Information:

714787

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Jul 02, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		278.06	
Payments Received	As of Jul 02, 2013	0.00	
Total Past Due Amount			\$278.06
New Charges Due by Jul 24, 2013			
Service for 29 days from May 30 to Jun 28			
Lighting Service Items LS-1	6 Lights, 6 Poles	205.26	
Energy Flat Charge		30.84	
Fuel Charge	954 kWh @ \$.03697/kWh	35.28	
Florida Gross Receipts Tax	Based on \$66.12	1.68	
This Month's Charges			\$273.06
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 06/25/13	On \$278.06	5.00	
Total Miscellaneous Charges			\$5.00
Total Due			\$556.12

0.00

556.12

278.06

278.06

TECO

JUL 15 2013

ate Hec O Rizzetta & Co., Inc.

1/M approval

Date

JUL 15 2013

ate entered

und 001 GI 53100 004307

Book 4

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

714787



Account No.
0176 0310341

Past due Amount
\$278.06
If already paid, Thank You

New Charges
\$278.06
Payable by Jul 24

Total Bill Amount
\$556.12

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

4271-11372 11372-1042



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Visit our
Web site at
tampaelectric.com
388M-00084

June Billing Information:

800091

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Jun 26, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		5,465.52	
Payments Received - Thank You	As of June 26, 2013	-2,732.76	
Total Past Due Amount			\$2,732.76
New Charges Due by Jul 18, 2013		Service for 32 days from May 23 to Jun 24	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		272.00	
Fuel Charge	8,400 kWh @ \$.03697/kWh	310.40	
Florida Gross Receipts Tax	Based on \$582.40	15.20	
This Month's Charges			\$2,691.77
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 06/19/13	@ 1.5% On \$2,732.76	40.99	
Total Miscellaneous Charges			\$40.99
Total Due			\$5,465.52

2,691.77+

40.99+

2,732.76*+

RECEIVED

JUN 22 2013

Date Rec'd Rizzetta & Co., Inc.

O/M approval me Date 7/2

Date entered JUL 01 2013

Fund 001 G53100 004307

Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800091



Account No.
1800 0042805

Past due Amount
\$2,732.76
Pay now to avoid
disconnection

New Charges
\$2,732.76
Payable by Jul 18

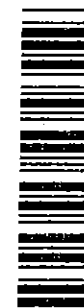
Total Bill Amount
\$5,465.52

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

388M-00084 00084-1044



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390





tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175
Toll Free Phone (877) 321-7355

AD SALES HOURS

M-TH 7:30-6:30

FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00-5:00

NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name
5/26/2013-5/26/2013	Southshore Corporate Industrial Park cdd
Billing Date	Customer Account
05/27/2013	1000425272
Total Amount Due	Invoice Number
65.38	I1003966079-0526

20

PAYMENT DUE UPON RECEIPT

Start	Stop	Invoice Number	Class	Description	P.O.	Inserts	Size	Amount
5/26	5/26	I1003966079-0526		LEG101- Notice Of Public Meeting Tampa Tampa CIs Internet MaterialItem		1	47 Li	61.38 4.00

RECEIVED

JUN 11 2013

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval Mdu Date 6/10

Date entered JUN 10 2013

Fund 001 GI 51300.00 4801

Check # _____



tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175
Toll Free Phone: (877) 321-7355

NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name	
5/26/2013-5/26/2013	Southshore Corporate Industrial Park cdd	
Billing Date	Sales Rep Name or Number	Customer Account
05/27/2013	Johnnie	1000425272
Total Amount Due	Customer Type	Invoice Number
65.38	Non-Contract	I1003966079-0526

Thank you for your business.

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYABLE TO:
TIMES PUBLISHING COMPANY

PLEASE SEE REVERSE SIDE OF FORM
FOR CREDIT CARD INFORMATION

Amount Due: 65.38

Southshore Corporate Industrial Park Cdd
C/O Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa Fl 33614

Blank Tab

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures August 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2013 through August 31, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,835.04**

Approval of Expenditures:

Chairman

Vice Chairman

Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

August 1, 2013 Through August 31, 2013

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Cuts of SaraBay	243	2238	Monthly Lawn Maintenance Service 08/13	\$ 2,275.00
Irrigation Technical Services, Inc.	244	18650	Irrigation Services 07/13	\$ 434.32
Irrigation Technical Services, Inc.	244	4662	Irrigation Services 07/13	\$ 524.08
Rizzetta & Company, Inc.	245	15474	District Management Fees 08/13	\$ 1,250.00
Stantec Consulting Services Inc.	247	706978	Data Collection and Reporting 07/13	\$ 100.00
Teco	248	0176 0305771 07/13	351 30 ST NE PMP 07/13	\$ 128.56
Teco	248	0176 0310341 07/13	351 30 ST NE 07/13	\$ 273.06
Teco	248	1800 0042805 07/13	351 30 ST NE 07/13	\$ 2,732.76
Times Publishing Company	246	I1003995165-0721	Acct #1000425272 Legal Advertising 07/13	\$ 117.26
Report Total				<u>\$ 7,835.04</u>

Invoice

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Date	Invoice #
8/1/2013	2238

Bill To South Shore Industrial Park CDD Att: Greg Cox 3434 Colwell Ave Suite 200 Tampa FL 33614
--

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service	2,275.00	2,275.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">AUG 01 2013</p> <p>Date Rec'd Hizzetta & Co., Inc. _____</p> <p>D/M approval <u><i>md</i></u> Date <u>8/5</u></p> <p>Date entered _____ AUG 05 2013</p> <p>Fund <u>001</u> GL <u>539020C</u> <u>4604</u></p> <p>Check # _____</p>			
Total			\$2,275.00



Irrigation Technical Services,

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 18650

Date: 07/10/2013

Record#: 15650

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area
Decoder Repair

Due Date: 08/10/2013

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Rain Master 2-Station Deco	1.0000	212.580000	212.58	N
	8033	3M; 3M-DBY; DBY Splice Kit	4.0000	2.310000	9.24	N
	9903	Dave Kaschube (07-03-13)	1.0000	65.000000	65.00	N
	9910	Travel - Portal to Portal	0.7500	55.000000	41.25	N
	9903	Dave Kaschube (07-09-13)	1.0000	65.000000	65.00	N
	9910	Travel - Portal to Portal	0.7500	55.000000	41.25	N

Notes:

Please see attached Work Order #18650 for further information.

RECEIVED

JUL 17 2013

Date Rec'd Rizzetta & Co., Inc.

J/M approval

JUL 22 2013

Date entered

Fund 001 GL 53900 OC 4609

Check #

A service charge of 0.00 % per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	434.32
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	434.32



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Work Order

Order#: 18650

Order Date: 07/10/2013

Record#: 15650

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area
Decoder Repair

Employee:

Purchase Order#:

Assembly#	Part#	Description	Unit	Quantity
		Rain Master 2-Station Decoder	Ea	1.0000
	8033	3M; 3M-DBY; DBY Splice Kit	Ea	4.0000
	9903	Dave Kaschube (07-03-13)	Hourly	1.0000
	9910	Travel - Portal to Portal	Hourly	0.7500
	9903	Dave Kaschube (07-09-13)	Hourly	1.0000
	9910	Travel - Portal to Portal	Hourly	0.7500

Notes

South Shore Corporate Park

Irrigation repairs-

07/03/13-

Zones 16 & 17 not working. Tech tested and found 2-station decoder bad.

Tech installed new 2-station decoder but could not test due to bad lightning storm. Will return to test.

07/09/13-

Tech returned to check new decoder. Zones 16 & 17 now working fine.

While there, he found zone 15 malfunctioning. Need additional time to troubleshoot. May also need a replacement decoder.



Irrigation Technical Services,

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Contract Invoice

Invoice#: 4662

Date: 07/24/2013

Record#: 4690

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corp Park-common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 08/24/2013

Terms: 1MO

Order#

Description	Amount
Netafim Adapter, 180 2-Way (3/4 FPT)	17.55
Netafim Techline Insert Coupling	0.28
Larry Sargent (07-09-13)	
Eddie Merritt (07-09-13)	
Travel - Pump Technician	
Dave Kaschube (07-22-13)	
Eddie Merritt (07-22-13)	
Travel - Portal to Portal	
Frank Serrao (07-23-13)	
Eddie Merritt (07-23-13)	
Travel - Portal to Portal	
July 2013 Planned Maintenance	506.25

Notes:

Please see attached Work Order #18668 and Maintenance Check Lists for further information.

A service charge of 0.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	524.08
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	524.08



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Work Order

Order#: 18668

Order Date: 07/24/2013

Record#: 15668

Billed To: South Shore Corp. Park -common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
July 2013-Common Area
Planned Maintenance

Employee:

Purchase Order#:

Assembly#	Part#	Description	Unit	Quantity
	6037	TLO75FTEE; Netafim Adapter, 180 2-Way (3/4 FPT)	10/Bag	9.0000
	6041	TLCOUP; Netafim Techline Insert Coupling	25	1.0000
	9903	Dave Kaschube (07-22-13)	Hourly	2.2500
	9904	Eddie Merritt (07-22-13)	Hourly	2.2500
	9910	Travel - Portal to Portal	Hourly	1.0000
	9903	Frank Serrao (07-23-13)	Hourly	3.5000
	9904	Eddie Merritt (07-23-13)	Hourly	3.5000
	9910	Travel - Portal to Portal	Hourly	1.0000
	9999	July 2013 Planned Maintenance	Contract	1.0000

Notes

South Shore Corporate Park
Common Area

July 2013
Planned Maintenance
Zones 8-22.

Zone 08- Replaced (2) bug emitters in drip line.
Zone 15- Repaired (3) drip line breaks at point of connection tees.
Zone 17- Repaired (6) drip line breaks at point of connection tees.
Zone 19- Repaired (1) drip line break.
Cleaned Drip line filters.

Note: It appears that the breaks at the point of connection tees may have been done intentionally.(vandals).

STRAINER \ FILTER

(*)	Check flush timer	Yes
(*)	Test flush operation	Yes
(*)	Rebuild flush valve	Cleaned out ASCO solenoid.
(*)	Clean strainer basket	OK

SKID

COMMENTS

(*)	Check for corrosion	OK
()	Wire brush loose rust	
()	Touch up paint	

ELECTRICAL

MAIN ELECTRICAL DISCONNECT

(*)	Exercise disconnect
(*)	Check CB trip adjustment
()	Lubricate mechanical devices
(*)	Check cables for heat
(*)	Tighten lugs

CONTROLS

	Phase #1	Phase #2	Phase #3	Line to Ground
(*) Test line voltage (no load)	490	486	489	287/285/284
(*) Test line voltage (full load)	487	484	488	286/283/282
(*) Calculate voltage imbalance	3	2	1	1/2/2
(*) Test control voltage	129 ACV-24DCV			
(*) Check control CVB	OK			
(*) Check wires for heat	OK			
(*) Examine components	OK			
() Lubricate mechanical devices				
(*) Clean level sensor	OK			
(*) Check door switch	OK			
(*) Test safety features	OK			
(*) Test lake level controls	OK			
(*) Test auto alternators	OK			
(*) Test hour meters	OK			
(*) Test light bulbs	OK			
(*) Test control operation	OK			
(*) Test digital readout	OK			
() Set timers and LTR's				
() Set pressure switches				
(*) Tighten terminals	Yes			
(*) Calibrate all controls	OK			

VFD CONTROL

COMMENTS

)	Dust components	Yes
)	Check cables for heat	OK
)	Test VFD operation	OK
)	Calibrate thermostat	
)	Clean A\C filter	
)	Check panel corrosion	OK
)	Check insulation	
)	Test A\C operation	OK
)	Tighten cable lugs	Yes

FLOW METER

)	Clean sensor paddle wheel	
)	Check meter operation	
)	Rebuild sensor	
)	Lube sensor O-ring	
)	Check pipe calibration	OK

DTES: Station total-261,329,80. Cleaned Filters. Cleaned Pump Station Area. Flushed All Pressure Tubing . Checked and Tightened All Wires And Wire lugs.

Maintenance Zone Check Sheet

Technician: DK/Eni

Property: South Shore Corp

Date: 7/22/13

Clock: Boston Rain Master

Program	Start Time	Watering Days
A 1	12:00 A.M.	Mon, Fri
B 2	12:00 A.M.	SUN, WED
C		
D		

Zone	Program	Minutes	Comments
8	2	:30	✓ / CLEAN Drip filter - REPAIR 2 BUG EMITTERS
9	1	:20	✓ / ok
10	1	:20	✓ / CLEAN SEVERAL NOZZLES
11	1	:20	✓ / ok
12	1	:20	✓ / CLEAN SEVERAL NOZZLES
13	1	:20	✓ / ok
14	2	:30	✓ / CLEAN Drip filter ok
✓ 15	2	:30	✓ / CLEAN Drip filter - Alarm on clock 3 Drip Line Breaks 4 Broken POC's
16	1	:20	✓ / CLEAN SEVERAL NOZZLES
17	2	:30	✓ / CLEAN Drip filter 6 Broken POC's
✓ 18	1	:20	✓ / Adjusted (1) nozzle Unclogged (3) nozzles
✓ 19	2	:30	✓ / Repaired (1) drip line break Cleaned drip line filter

Tampa, FL 33624

DATE	INVOICE NO.
8/1/2013	15474

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

			TERMS	PROJECT
			Due Upon Rec't	857 - CDD
ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	PROFESSIONAL FEES" District Management Services Services for the period August 1, 2013 - August 31, 2013 <div style="text-align: right;"> RECEIVED JUL 29 2013 </div> Date Rec'd Rizzetta & Co., Inc. <u>7/31</u> D/M approval <u>Moh</u> Date <u>7/31</u> Date entered <u>JUL 29 2013</u> Fund <u>001 G513000C3101</u> Check # _____		1,250.00	1,250.00
			Total	\$1,250.00



Stantec

INVOICE

Page 1 of 2

Invoice Number
Invoice Date
Customer Number
Project Number

~~706978~~
July 18, 2013
83545
215510318

Bill To

South Shore Corporate Park Ind CDD
Greg Cox
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: South Shore Corporate Park Industrial CDD - Data Collection and Reporting

Stantec Project Manager:

Robbins, Janice

Stantec Office Location:

Port Charlotte FL

Current Invoice Due:

\$100.00

For Period Ending:

July 12, 2013

RECEIVED

Date Rec'd Rizzetta & Co, Inc. 7/22
D/M approval Meh Date 7/22
Date entered JUL 22 2013
Fund 001 GL 51300.00 3103
Check # _____

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

706978

Project Number

215510318

Top Task 221 2012-13 Pumpage/Water Level Reporting - June 2013**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 91.67 % Complete	1,100.00	1,000.00	100.00
Progress Charge Subtotal			100.00

Top Task 221 Total	100.00
---------------------------	---------------

Total Fees & Disbursements	\$100.00
----------------------------	----------

INVOICE TOTAL (USD)	\$100.00
----------------------------	-----------------

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Web site at
tampaelectric.com
638M-00231

Conservation Info.

This Month:
40 / kWh/Day
15 kW
Year Ago:
56 kWh/Day
14 kW

Fuel sources we use to serve you

For the 12-month period
ending June 2013, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Oil & Gas.....38%
Coal.....53%
Purchased Power.....9%

Tampa Electric provides this
information to our customers
on a quarterly basis.

August Billing Information:

800359

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Aug 01, 2013

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H86272	02444	01250	1194	1	

Next Read Date On Or About	Total kWh Purchased	1,194
Aug 29, 2013		
Account Activity	Explanation	Charge
Previous Balance		208.72
Payments Received - Thank You	As of August 01, 2013	-208.72
		\$0.00

New Charges Due by Aug 25, 2013		Service from Jun 25 to Jul 25
Customer Charge	General Service 200 Rate	10.50
Energy Charge	1,194 kWh @ \$.05900/kWh	70.45
Fuel Charge	1,194 kWh @ \$.03719/kWh	44.40
Electric Service Cost		\$125.35
Florida Gross Receipts Tax	Based on \$125.35	3.21
This Month's Charges		\$128.56

Amount not paid by due date may be assessed a late payment charge.

Total Due \$128.56

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Did you know?

Over the past five years, Tampa Electric's customers have had the fewest - and among the
shortest - interruptions among Florida's investor-owned utilities.
Visit tampaelectric.com/value to learn more.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. 8/5
M approval MEH Date 8/5
Date entered AUG 05 2013
and 001 GL 53100 OC 4307
Sheet #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800359



Account No.
0176 0305771

New Charges
\$128.56
Payable by Aug 25

Total Bill Amount
\$128.56

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

638M-00231 00231-1041



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNSON ENERGY

TECO

Visit our
Web site at
tampaelectric.com
6371-11414

August Billing Information:

714856

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Aug 01, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		556.12	
Payments Received - Thank You	As of August 01, 2013	-556.12	
			\$0.00
New Charges Due by Aug 25, 2013		Service for 32 days from Jun 28 to Jul 30	
Lighting Service Items LS-1	6 Lights, 6 Poles	205.26	
Energy Flat Charge		30.84	
Fuel Charge	954 kWh @ \$.03697/kWh	35.28	
Florida Gross Receipts Tax	Based on \$66.12	1.68	
This Month's Charges			\$273.06
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$273.06

Date Rec'd Rizzetta & Co., inc. _____
M approval Mh Date 8/5
Date entered AUG 05 2013
Fund 001 GL 53100 OC 4307
Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

714856



Account No.
0176 0310341

New Charges
\$273.06
Payable by Aug 25

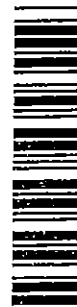
Total Bill Amount
\$273.06

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

6371-11414 11414-1044



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1110

08 0176 0310341 0000273.06

15

Visit our
Web site at
tampaelectric.com
598M-00086

July Billing Information:

800093

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Jul 26, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		5,465.52	
Payments Received - Thank You	As of Jul 26, 2013	-5,465.52	
			\$0.00
New Charges Due by Aug 19, 2013		Service for 30 days from Jun 24 to Jul 24	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		272.00	
Fuel Charge	8,400 kWh @ \$.03697/kWh	310.40	
Florida Gross Receipts Tax	Based on \$582.40	15.20	
This Month's Charges			\$2,691.77
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 07/19/13	@ 1.5% On \$2,732.76	40.99	
Total Miscellaneous Charges			\$40.99
Total Due			\$2,732.76

RECEIVED

are reco Rizzetta & Co., Inc. 8/5
M-approval mmh Date 8/5
date entered AUG 05 2013
no. 001 GL 53/00 OC 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800093



Account No.
1800 0042805

New Charges
\$2,732.76
Payable by Aug 19

Total Bill Amount
\$2,732.76

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

598M-00086 00086-1046



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Tampa Bay Times

tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175

Toll Free Phone (877) 321-7355

AD SALES HOURS

M-TH 7:30-6:30

FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00-5:00

NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name
7/21/2013-7/28/2013	Southshore Corporate Industrial Park Cdd
Billing Date	Customer Account
07/29/2013	1000425272
Total Amount Due	Invoice Number
126.76	I1003995165-0721

21

PAYMENT DUE UPON RECEIPT

Start	Stop	Invoice Number	Class	Description	P.O.	Inserts	Size	Amount
7/21	7/28	I1003995165-0721		LEG101- South Shore Corporate Pa Tampa Tampa CIs Internet Material Item		2	47 Li	122.76
								4.00

Second print discount

(9.50)

117.26

RECEIVED

Date Rec'd Rizzetta & Co., Inc. 8/5
 M approval MW Date 8/5
 Date entered AUG 03 2013
 Fund 001 GL 51300 OC 4801
 Check # _____

Tampa Bay Times

tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175

Toll Free Phone: (877) 321-7355

NON-CONTRACT INVOICE

Advertising Run Dates		Advertiser / Client Name
7/21/2013-7/28/2013		Southshore Corporate Industrial Park Cdc
Billing Date	Sales Rep Name or Number	Customer Account
07/29/2013	Johnnie	1000425272
Total Amount Due	Customer Type	Invoice Number
126.76	Non-Contract	I1003995165-0721

Thank you for your business.

DO NOT SEND CASH BY MAIL
 PLEASE MAKE CHECK PAYABLE TO:
 TIMES PUBLISHING COMPANY

PLEASE SEE REVERSE SIDE OF FORM
 FOR CREDIT CARD INFORMATION

Amount Due: ~~126.76~~

117.26

00I100399516500721000126760

17

Southshore Corporate Industrial Park Cdd
 C/O Rizzetta & Company
 3434 Colwell Ave
 Suite 200
 Tampa FL 33614

Another ad to adjust payment to is one that printed for the second time on July 28th: for **SOUTH SHORE Corporate Park Industrial CDD with an original cost of \$126.76 and adjusted cost of \$117.26.**

Again if your accounting department could pay those adjusted amounts I think we will be smooth sailing with this second print discount.

I will be adjusting the cost on several more that print for a second time in August, but were created before the policy went into effect. Those invoice amounts should show the amount to be paid.

Amy

Thank you.

Legal Notice Advertising

Phone: (727) 893-8358

Fax: (727) 892-2902

Email: legals@tampabay.com

Mailing Address: PO Box 1121

St. Petersburg, FL 33731-1121

TAMPA BAY TIMES

Blank Tab

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures September 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2013 through September 30, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,664.89**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenses

September 1, 2013 Through September 30, 2013

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Cuts of SaraBay	249	2250	Monthly Lawn Maintenance Service 09/13	\$ 2,275.00
Hopping Green & Sams	250	71807	General/Monthly Legal Services 06/13	\$ 932.03
Hopping Green & Sams	250	71808	Debt Reallocation and FDOT Grant Agreement	\$ 114.00
Hopping Green & Sams	250	72075	Debt Reallocation and FDOT Grant Agreement 07/13	\$ 2,337.00
Irrigation Technical Services, Inc.	251	4677	Irrigation Services 08/13	\$ 509.11
Rizzetta & Company, Inc.	252	15577	District Management Fees 09/13	\$ 1,250.00
Stantec Consulting Services Inc.	253	714233	Data Collection and Reporting 08/13	\$ 100.00
Teco	254	0176 0305771 08/13	351 30 ST NE PMP 08/13	\$ 136.93
Teco	254	0176 0310341 08/13	351 30 ST NE 08/13	\$ 278.06
Teco	254	1800 0042805 08/13	351 30 ST NE 08/13	\$ 2,732.76
Report Total				<u>\$ 10,664.89</u>

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
9/3/2013	2250

Bill To
South Shore Industrial Park CDD Att: Greg Cox 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	i - Monthly Lawn Maintenance Service---south shore blvd	2,275.00	2,275.00
<p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 11 2013</u></p> <p>D/M approval <u>Meh</u> Date <u>9/16</u></p> <p>Date entered <u>SEP 16 2013</u></p> <p>Fund <u>601</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>			
It's been a pleasure working with you!		Total	<u>\$2,275.00</u>

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

July 31, 2013

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 71807
Billed through 06/30/2013

General Counsel

SSCDD 00001 BAC

FOR PROFESSIONAL SERVICES RENDERED

06/05/13	BAC	Review IRS technical advice memorandum; prepare for and attend board meeting; confer with Dieck; follow-up from Board meeting.	1.70 hrs
06/06/13	DGW	Draft irrigation maintenance agreement.	1.30 hrs
06/07/13	BAC	Confer with Dieck regarding financing and assessment options.	0.60 hrs
06/11/13	BAC	Confer with Johnson regarding note and validation.	0.40 hrs

Total fees for this matter

\$932.00

DISBURSEMENTS

Long Distance

0.03

Total disbursements for this matter

\$0.03

RECEIVED

AUG 15 2013

W/M approval

Date

Rate entered

AUG 19 2013

Fund 001 GL 51400 OC 3107

Thank you

MATTER SUMMARY

Crumbaker, Brian A.	2.70 hrs	285 /hr	\$769.50
Wilbourn, David - Paralegal	1.30 hrs	125 /hr	\$162.50

TOTAL FEES

\$932.00

TOTAL DISBURSEMENTS

\$0.03

TOTAL CHARGES FOR THIS MATTER

\$932.03

BILLING SUMMARY

Crumbaker, Brian A.	2.70 hrs	285 /hr	\$769.50
Wilbourn, David - Paralegal	1.30 hrs	125 /hr	\$162.50

TOTAL FEES

\$932.00

TOTAL DISBURSEMENTS

\$0.03

TOTAL CHARGES FOR THIS BILL

\$932.03

=====

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

July 31, 2013

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 71808
Billed through 06/30/2013

Debt Reallocation and FDOT Grant Agreement SSCDD 00106 BAC

FOR PROFESSIONAL SERVICES RENDERED

06/27/13	BAC	Confer with Feldman regarding debt and O&M assessments.	0.40 hrs
Total fees for this matter			\$114.00

MATTER SUMMARY

Crumbaker, Brian A.	0.40 hrs	285 /hr	\$114.00
TOTAL FEES			\$114.00
TOTAL CHARGES FOR THIS MATTER			<u>\$114.00</u>

BILLING SUMMARY

Crumbaker, Brian A.	0.40 hrs	285 /hr	\$114.00
TOTAL FEES			\$114.00
TOTAL CHARGES FOR THIS BILL			<u>\$114.00</u>

Please include the bill number on your check.

RECEIVED

AUG 15 2013

Att Hec & Hizzetta & Co., Inc.

/M approval

Date 8/19

ate entered

AUG 19 2013

ind 001 GL 51400 OC 3107

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

August 26, 2013

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Debt Reallocation and FDOT Grant Agreement
SSCDD 00106 BAC

RECEIVED
Bill Number 72075
Billed through 09/31/2013
Date Rec'd Rizzetta & Co., Inc. 9/9
O/M approval Mch Date 9/9
Date entered SEP 09 2013
Fund 001 GL 5400 OC 3107
Check #

FOR PROFESSIONAL SERVICES RENDERED

07/08/13	BAC	Confer with Dieck regarding conference call; review documentation relating to same; prepare for and attend conference call regarding debt service and O&M special assessments; review correspondence from Huber; confer with same.	1.60 hrs
07/10/13	BAC	Review and edit excerpt from purchase contract concerning district note and assessments.	0.90 hrs
07/12/13	BAC	Prepare for and attend conference call with Dieck, et al., regarding assessments.	0.80 hrs
07/18/13	BAC	Confer with Massey regarding assurances relating to debt service and O&M special assessments.	0.30 hrs
07/24/13	BAC	Review correspondence regarding LOI.	0.20 hrs
07/25/13	BAC	Review correspondence regarding project construction, contract excerpt and task memorandum; confer with Dieck, et al., regarding same.	1.30 hrs
07/29/13	BAC	Review correspondence regarding FDOT grant agreement; review grant agreement; confer with Dieck, et al., regarding same.	1.20 hrs
07/31/13	BAC	Review revised draft of FDOT grant agreement; confer with Dieck regarding same; confer with Huber.	1.90 hrs

Total fees for this matter \$2,337.00

MATTER SUMMARY

Crumbaker, Brian A. 8.20 hrs 285 /hr \$2,337.00

TOTAL FEES \$2,337.00

TOTAL CHARGES FOR THIS MATTER

\$2,337.00

BILLING SUMMARY

Crumbaker, Brian A.	8.20 hrs	285 /hr	\$2,337.00
TOTAL FEES			\$2,337.00
TOTAL CHARGES FOR THIS BILL			<u>\$2,337.00</u>

Please include the bill number on your check.



Irrigation Technical Services;
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Contract Invoice

Invoice# 4677

Date: 08/19/2013

Record#: 4705

Billed To: South Shore Corp. Park-common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corp Park-common
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 09/19/2013

Terms: 1MO

Order#

Description	Amount
Netafim Techline Insert Coupling	1.38
Netafim Emitter Line 12" Techline .9GPH	1.48
Frank Serrao (08-16-13)	
Travel - Portal to Portal	
Larry Sargent (08-19-13)	
EDdie Merritt (08-19-13)	
Travel - Pump Technician	
August 2013 Planned Maintenance	506.25

Notes:

Please see attached Work Order #18725 and Maintenance Check Lists for further information.

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 22 2013

D/M approval Meh Date 8/27

Date entered - AUG 23 2013

Fund 001 GL 53900.004609

Check # _____

A service charge of 0.00 % per annum will be charged on all amounts
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	509.11
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	509.11



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Work Order

Order#: 18725

Order Date: 08/19/2013

Record#: 15725

Billed To: South Shore Corp. Park -common-
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
August 2013
Planned Maintenance

Employee:

Purchase Order#:

Assembly#	Part#	Description	Unit	Quantity
	6041	TLCOUP; Netafim Techline Insert Coupling	25	5.0000
	6031	TLCV9-12025; Netafim Emitter Line 12" Techline .9GP	250'/roll	3.0000
	9903	Frank Serrao (08-16-13)	Hourly	3.5000
	9910	Travel - Portal to Portal	Hourly	1.0000
	9901	Larry Sargent (08-19-13)	Hourly	1.2500
	9902	Eddie Merritt (08-19-13)	Hourly	1.2500
	9911	Travel - Pump Technician	Hourly	1.0000
	9999	August 2013 Planned Maintenance	Contract	1.0000

Notes

South Shore Corporate Park

August 2013

Irrigation Planned Maintenance
Zones 23-32.

Zone 31- Repaired (2) drip line breaks.

Cleaned all drip filters, unclogged (8) spray nozzles, adjusted (2) rotors and (3) spray nozzles.

RECEIVED

AUG 22 2013

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____

Maintenance Zone Check Sheet

Technician: F.S.

Property: SOUTH SHORE CORP PARK

Date: 08/16/2013

Clock: RAIN MASTER

Program	Start Time	Watering Days
A 1	12:00 AM	MON, FRI
B 2	12:00 AM	SUN, WED
C		
D		

Zone	Program	Minutes	Comments
✓ 23	2	30	D/ Cleaned drip line filter OK!
✓ 24	2	30	D/ Cleaned drip line filter OK!
✓ 25	1	20	S/ OK
✓ 26	1	20	S/ OK
✓ 27	2	30	D/ Cleaned drip line filter OK!
✓ 28	1	20	S/ Unclogged (3) nozzles Adjusted (2) nozzles
✓ 29	1	20	S/ OK
✓ 30	1	20	S/ Unclogged (3) nozzles
✓ 31	2	30	D/ Repaired (2) drip line breaks Cleaned drip line filter
✓ 32	2	30	D/ Cleaned drip line filter OK!

SEE ATTACHED SHEETS FOR PUMP REPORT

IRRIGATION TECHNICAL SERVICES

PREVENTATIVE MAINTENANCE CHECK LIST

Job Name South Shore Corp. Park Superintendent _____

MANUFACTURER Hoover Pumping S/N# 6361 UNDER WARRANTY No

W.O.Number___Date: 8/19/13_Technician: Larry sargent_Travel Time .75 one way_

800 GPM @ 80 PSI , Set point @ 70 PSI

ROUTINE CHECKS

PUMPS

UMPS		#1	#2	Jockey	#4
*)	Flow @ 80 PSI	400 GPM	400 GPM	150 GPM	
*)	Check shaft play	OK	OK	OK	
)	Clean bleed lines				
)	Check mechanical seal				
*)	Check for unusual noise	OK	OK	OK	
*)	Check vibration	OK	OK	OK	
)	Test shutoff head				

TROTORS		#1	#2	Jockey	#4
*)	Horse power	30 HP	30 HP	10 HP	
*)	Rapid cycle alarms	3	4	170	
)	Grease lube bearings				
*)	Check vibration	OK	OK	OK	
*)	Check for unusual noise	OK	OK	OK	
)	Test amps at shutoff				
*)	Test amps at design PSI	29/23/14	27/25/15	18/16/12	
)	Megger motor leads				
*)	Record elapsed hours	774	678	6171	
*)	Check junction box terminals	OK	OK	OK	

SOLUTION AND CHECK VALVES		#1	#2	Jockey	#4
)	Exercise suction BFV				
*)	Exercise discharge BFV	OK	OK	OK	
)	Exercise pump BFV				
*)	Check vict coupling	OK	OK	OK	

ROUTINE CHECK

COMMENTS

MAINLINE master valve

*)	Clean strainers	Yes
*)	Test ball valves	OK
*)	Check pressure gages	Yes
*)	Test valve operation	OK
*)	Blow out tubing	Yes
*)	Flush bonnet	Yes

HYDRO PNEUMATIC TANK

COMMENTS

*) Check bladder
*) Recharge tank

OK _____

STRAINER \ FILTER

(*)	Check flush timer	Yes
(*)	Test flush operation	Yes
(*)	Rebuild flush valve	Cleaned out ASCO solenoid.
(*)	Clean strainer basket	OK

SKID

COMMENTS

(*)	Check for corrosion	OK
()	Wire brush loose rust	
()	Touch up paint	

ELECTRICAL

MAIN ELECTRICAL DISCONNECT

(*)	Exercise disconnect
(*)	Check CB trip adjustment
()	Lubricate mechanical devices
(*)	Check cables for heat
(*)	Tighten lugs

CONTROLS

	Phase #1	Phase #2	Phase #3	Line to Ground
(*)	Test line voltage (no load)	490	487	488
(*)	Test line voltage (full load)	488	485	487
(*)	Calculate voltage imbalance	2	2	1
(*)	Test control voltage	129 ACV-24DCV		
(*)	Check control C/VB	OK		
(*)	Check wires for heat	OK		
(*)	Examine components	OK		
()	Lubricate mechanical devices			
(*)	Clean level sensor	OK		
(*)	Check door switch	OK		
(*)	Test safety features	OK		
(*)	Test lake level controls	OK		
(*)	Test auto alternators	OK		
(*)	Test hour meters	OK		
(*)	Test light bulbs	OK		
(*)	Test control operation	OK		
(*)	Test digital readout	OK		
()	Set timers and LTR's			
()	Set pressure switches			
(*)	Tighten terminals	Yes		
(*)	Calibrate all controls	OK		

FD CONTROL

COMMENTS

*)	Dust components	Yes
*)	Check cables for heat	OK
*)	Test VFD operation	OK
)	Calibrate thermostat	
)	Clean A/C filter	
*)	Check panel corrosion	OK
)	Check insulation	
*)	Test A/C operation	OK
*)	Tighten cable lugs	Yes

LOW METER

)	Clean sensor paddle wheel	
*)	Check meter operation	
)	Rebuild sensor	
)	Lube sensor O-ring	
*)	Check pipe calibration	OK

NOTES: Station total-269,577,60. Cleaned Filters. Cleaned Pump Station Area. Flushed All Pressure Tubing . Checked and Tightened All Wires And Wire lugs.

DIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
9/1/2013	15577

BILL TO

SOUTH SHORE
COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p>PROFESSIONAL FEES"</p> <p>District Management Services</p> <p>Services for the period September 1, 2013 - September 30, 2013</p> <p>RECEIVED</p> <p>AUG 26 2013</p> <p>APPROVED BY DIZZETTA & CO., INC. <u>mdh</u> Date <u>8/27</u></p> <p>APPROVAL <u>mdh</u> Date <u>8/27</u></p> <p>DATE ENTERED <u>AUG 26 2013</u></p> <p>UND <u>001</u> GL <u>51300</u> OC <u>3101</u></p>		1,250.00	1,250.00

Total**\$1,250.00**



INVOICE

Page 1 of 2

Invoice Number
Invoice Date
Customer Number
Project Number

714233
August 14, 2013
83545
215510318

Bill To

South Shore Corporate Park Ind CDD
Greg Cox
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: South Shore Corporate Park Industrial CDD - Data Collection and Reporting

Stantec Project Manager:

Robbins, Janice

Stantec Office Location:

Port Charlotte FL

Current Invoice Due:

\$100.00

For Period Ending:

✗ August 9, 2013

RECEIVED
AUG 15 2013

Date Rec'd Rizzetta & Co., Inc. _____
MM approval Wdh Date 8/19
Date entered AUG 19 2013
und 001 GL 51300 OC 3103
Book 4

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

714233

Project Number

215510318

Top Task 221 2012-13 Pumpage/Water Level Reporting - July 2013**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 100.00 % Complete	1,200.00	1,100.00	100.00
Progress Charge Subtotal			100.00

Top Task 221 Total	100.00
---------------------------	---------------

Total Fees & Disbursements	\$100.00
----------------------------	----------

INVOICE TOTAL (USD)	\$100.00
----------------------------	-----------------

Visit our
Web site at
tampaelectric.com
848M-00222

Conservation Info.

This Month:
40 / kWh/Day
17 kW
Year Ago:
39 kWh/Day
8 kW

Report a malfunctioning streetlight:

Tampa Electric's
"Lights Out?" form at
tampaelectric.com makes it
easy to report a
malfunctioning light. Simply
answer a few questions, and
provide the ID number located
on the light pole, or provide
the nearest address or
landmark. If you prefer to
reach us by phone, please
call: (813) 223-0800 in
Hillsborough, (863) 299-0800
in Polk, or 1-888-223-0800 all
other counties.

September Billing Information:

800351

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Sep 03, 2013

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	03672	02444	1228	1	

Next Read Date On Or About Sep 30, 2013 Total kWh Purchased 1,228

Account Activity	Explanation	Charge	Total
Previous Balance		128.56	
Payments Received - Thank You	As of September 03, 2013	-128.56	
			\$0.00

New Charges Due by Sep 24, 2013 Service from Jul 25 to Aug 25

Customer Charge	General Service 200 Rate	10.50
Energy Charge	1,228 kWh @ \$.05900/kWh	72.46
Fuel Charge	1,228 kWh @ \$.03719/kWh	45.67
Electric Service Cost		\$128.63
Florida Gross Receipts Tax	Based on \$128.63	3.30
This Month's Charges		\$131.93

Amount not paid by due date may be assessed a late payment charge.

Late charge as of 08/26/13 On \$128.56 5.00

Total Miscellaneous Charges \$5.00

Total Due \$136.93

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

A hot and humid August may result in a higher bill

Keeping your cool this summer may result in a higher electric bill. When temperatures rise, your air conditioning system has to run longer to maintain a comfortable temperature inside your home. Is your home as efficient as it can be? If you're not sure, we can help! Call Tampa Electric for a **free Home Energy Audit**. Our energy analysts will inspect your home and identify areas where you might be losing energy and money. Sign up at **tampaelectric.com/save** or call **813-275-3909** weekdays from 8 a.m. to 4 p.m.

RECEIVED

Date Rec'd Rizzetta & Co., Inc.

AMI approval *MJL* Date *9/9*

Date entered *SEP 09 2013*

Fund *001 GL53100 00 4307*

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800351



Account No.
0176 0305771

New Charges
\$136.93
Payable by Sep 24

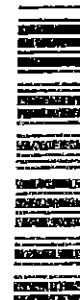
Total Bill Amount
\$136.93

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

848M-00222 00222-1842



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1910 03 0176 0305771 0000136.93

Visit our
Web site at
tampaelectric.com
8471-11383

September Billing Information:

714880

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Sep 03, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		273.06	
Payments Received - Thank You	As of September 03, 2013	-273.06	
			\$0.00
New Charges Due by Sep 24, 2013		Service for 30 days from Jul 30 to Aug 29	
Lighting Service Items LS-1	6 Lights, 6 Poles	205.26	
Energy Flat Charge		30.84	
Fuel Charge	954 kWh @ \$.03697/kWh	35.28	
Florida Gross Receipts Tax	Based on \$66.12	1.68	
This Month's Charges			\$273.06
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 08/26/13	On \$273.06	5.00	
Total Miscellaneous Charges			\$5.00
Total Due			\$278.06

RECEIVED
SEP 05 2013

Date Rec'd Rizzetta & Co., Inc. 9/9
M approval Meh Date 9/9
Date entered SEP 09 2013
Fund 001 GL 53100 OC 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

714880



Account No.
0176 0310341

New Charges
\$278.06
Payable by Sep 24

Total Bill Amount
\$278.06

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

8471-11383 11383-1043



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Visit our
Web site at
tampaelectric.com
808M-00082

August Billing Information:

800089

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Aug 27, 2013

Account Activity	Explanation	Charge	Total
Previous Balance		2,732.76	
Payments Received - Thank You	As of August 27, 2013	-2,732.76	
			\$0.00
New Charges Due by Sep 18, 2013		Service for 30 days from Jul 24 to Aug 23	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		272.00	
Fuel Charge	8,400 kWh @ \$.03697/kWh	310.40	
Florida Gross Receipts Tax	Based on \$582.40	15.20	
This Month's Charges			\$2,691.77
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 08/20/13	@ 1.5% On \$2,732.76	40.99	
Total Miscellaneous Charges			\$40.99
Total Due			\$2,732.76

RECEIVED
AUG 29 2013

Date Rec'd Rizzetta & Co., Inc. _____
M/A approval mel Date 9/3
Date entered SEP 03 2013
No. 001 653100 004307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800089



Account No.
1800 0042805

New Charges
\$2,732.76
Payable by Sep 18

Total Bill Amount
\$2,732.76

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

808M-00082 00082-1042



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Tab 11

Request for Proposals for Traffic Signalization Improvements at the Intersection of 30th
Street and Shell Point Road and Underground Signalization Improvements at the
Intersection of 30th Street and Laurel Ridge Avenue
Procurement Timeline

Date	Action Taken
Wednesday, November 6 at 9:00 a.m.	Regular Board Meeting – Board reviews draft Project Manual and authorizes staff to begin procurement process (approving evaluation criteria and advertisement).
Friday, November 8	Advertisement for Request for Proposals runs in the paper.
Friday, November 8	Project Manual available for pick-up.
Monday, November 18 at 9:00 a.m.	Mandatory Pre-Bid Meeting for Proposers
Monday, December 2 at 5:00 p.m.	Last day for questions from Proposers regarding Project Manual.
One week prior to CC Meeting	Advertisement for Construction Committee Meeting runs in the paper.
Monday, December 9 at 12:00 p.m.	Proposals are due and opened at a noticed meeting and distributed to members of staff and the Construction Committee for evaluation.
SUGGESTED DATE: Wednesday, December 11 at 9 a.m.	Construction Committee meets to review and evaluate the submitted proposals and prepares recommended ranking for submittal to the Board.
NEED TO DETERMINE BASED ON AVAILABILITY	Meeting of the Board of Supervisors; consider recommendation of the Construction Committee and award project. Notice of Decision will be sent UPS/FedEx to Proposers.
Assuming no protests, no sooner than 3 days after award letters are distributed	Assuming no protests are filed, and upon receipt of requisite insurance and bonding information, the District executes a contract for construction services.

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**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**Construction Services for Traffic Signalization Improvements at the Intersection of 30th
Street and Shell Point Road and Underground Signalization Improvements at the
Intersection of 30th Street and Laurel Ridge Avenue
Hillsborough County, Florida**

South Shore Corporate Park Industrial Community Development District (the "District") hereby requests proposals to provide services relating to the construction and/or installation of traffic signalization improvements and underground signalization improvements, as more specifically set forth in the Project Manual and engineering plans and specifications contained therein.

The Project Manual will be available beginning Friday, November 8, 2013, at 12:00 p.m. from the District Engineer, Stantec, 2205 North 20th Street, Tampa, Florida 33605, for the sum of \$250.00 per Project Manual. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications. Please make checks payable to the District. Dave Kemper, P.E., the District's Engineer, shall be the contact person with regard to the Project Manual. Mr. Kemper can be reached at 813-223-9500.

There will be a **mandatory pre-proposal conference** at Building One of the offices of South Shore Corporate Park, LLC, located at 351 NE 30th Street, Ruskin, Florida, on Monday, November 18, 2013, at 9:00 a.m. (EST). Failure to arrive at the pre-proposal meeting at or before 9:00 a.m. (EST), or failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The pre-proposal conference may include, but not be limited to, a discussion of contract requirements, inspections, evaluations, and submittal requirements.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a bid bond or certified cashiers check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing the meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have a bonding capacity in the amount of \$500,000 or greater; (2) Proposer is pre-qualified with the Florida Department of Transportation to bid to perform the type of work described in

the Project Manual and; (3) Proposer is registered with Hillsborough County and is a licensed contractor in the State of Florida. Any and all questions relative to this project shall be directed in writing only to Dave Kemper, P.E., District Engineer, Stantec, 2205 North 20th Street, Tampa, Florida 33605, via facsimile 813-223-0009 or e-mail at Tonja.Stewart@stantec.com, no later than Monday, December 2, 2013 at 5:00 p.m.

Firms desiring to provide services for this project must submit one (1) original and eight (8) copies of the required proposal no later than **12:00 p.m. on Monday, December 9, 2013**, at the office of the District Engineer, Stantec, 2205 North 20th Street, Tampa, Florida 33605. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

South Shore Corporate Park Industrial Community Development District
Matthew Huber, District Manager
Run Date: November 8, 2013

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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT EVALUATION CRITERIA

Construction Services for Traffic Signalization Improvements at the Intersection of 30th Street and Shell Point Road and Underground Signalization Improvements at the Intersection of 30th Street and Laurel Ridge Avenue
Hillsborough County, Florida

Personnel (20 Points)

E.g., adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

Experience, Bonding Capacity and Available Equipment (20 Points)

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District in other contracts; character, integrity, reputation of respondent, etc.; current bonding capacity demonstrates ability to perform the work; and equipment type; age and condition; quantity of equipment available; and number of trained operators.

Understanding Scope of Work (5 Points)

Demonstration of the Proposer's understanding of the project requirements.

Schedule (25 Points)

Points available for schedule will be allocated as follows:

20 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule.

5 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance.

Price (30 Points)

Points available for schedule will be allocated as follows:

20 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

10 Points are allocated for the reasonableness of unit prices and balance of bid.

Total Points (100 Points)

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District (the "Board") has appointed a Construction Committee for purposes of reviewing and ranking the proposals submitted in response to the Request for Proposals for its above-described Project. The Construction Committee, at a publically noticed meeting scheduled for **Wednesday, December 11**, 2013, will collectively as a group rank the proposals received in accordance with these Evaluation Criteria. Subsequently, the Construction Committee will make its recommendation with respect to its proposed ranking at a publically noticed meeting of the Board for the Board's consideration in determining the award of the contract for the Project.

Tab 12

Month DD, 201_

South Shore Corporate Park Industrial Community Development District
Attn: Matthew Huber, District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

**Re: South Shore Corporate Park Industrial Community Development District
Pay Application #_ Certification (201)**

Dear Mr. Huber:

By execution of this letter and its inclusion in the above-referenced Pay Application to the South Shore Park Industrial Community Development District (the "District"), RIPA & Associates, LLC ("RIPA") makes the following certifications:

- i. RIPA has entered into that certain *EJCDC Standard Form of Agreement Between Owner and Contractor for Construction Contract (Stipulated Price)* (the "Construction Contract") with the District for the professional construction of the District's Project Improvements as defined by that certain *Construction Funding Agreement Between the South Shore Park Industrial Community Development District, South Shore Corporate Park, LLC and RELP Tampa, LLC* (the "Funding Agreement");
- ii. Neither RIPA nor the District has defaulted on the Construction Contract; and
- iii. Both the District and RIPA are in compliance with all the Construction Contract's material terms and conditions, including that: (i) the construction of the Project Improvements is proceeding in a timely manner so that they will be completed on or before the completion date(s) as defined in the Construction Contract; (ii) there are no existing or projected cost overruns that would require a material change order to the Construction Contract or create additional expenses which would exceed the Project Cost Estimate; (iii) all insurance required under the Construction Contract is in full force and effect and all additional insured under the Construction Contract are included in said insurance policies and/or coverages; (iv) the payment and performance bond(s) required under the Construction Contract have been provided to the District and are in full force and effect; and (v) the work is proceeding in accordance with all applicable laws, ordinances, rules and regulations and the requirements of that certain *Economic Development Transportation Project Fund Agreement (Off-System)* by and between the

District and the Florida Department of Transportation (“FDOT”) (the “EDTF Agreement”).

Additionally, included within the pay application attached hereto is an unconditional partial waiver and partial release of lien executed by RIPA together with conditional waivers and releases of lien from all subcontractors, material suppliers or persons having provided notice to owner or otherwise entitled to lien rights under Chapter 713, *Florida Statutes*, in connection with any request for progress payment or for final payment in a form consistent with Section 713.20, *Florida Statutes*.

Capitalized terms used, but not otherwise defined, herein shall have the same meaning ascribed to such terms in the Funding Agreement.

If you have any questions regarding the above, please feel free to call.

Sincerely,



RIPA & Associates,
1409 Tech Boulevard, Suite 1
Tampa, Florida 33619

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Month DD, 201

South Shore Corporate Park, LLC
Attn: Timothy M. Gray
50 South 10th Street, Suite 300
Minneapolis, MN 55403

**Re: South Shore Corporate Park Industrial Community Development District
Funding Request Pursuant to Construction Funding Agreement (201)**

Dear Mr. Gray:

This is a funding request pursuant to that certain *Construction Funding Agreement Between the South Shore Park Industrial Community Development District, South Shore Corporate Park, LLC and RELP Tampa, LLC* (the “Funding Agreement”) for services rendered and expenses incurred by the South Shore Park Industrial Community Development District (the “District”) in constructing the Project Improvements as defined therein through the month of 201. Capitalized terms used, but not otherwise defined, herein shall have the same meaning ascribed to such terms in the Funding Agreement.

The invoices of the expenses for which funds are requested are attached. A summary of those expenses is as follows:

<u>Payee</u>	<u>Total</u>
TOTAL	\$XX.XX

By execution of this letter, the following certifications are made to South Shore Corporate Park, LLC (“Landowner”) and RELP Tampa, LLC (“RELP”) by the District:

- i. The District has entered into that certain *EJCDC Standard Form of Agreement Between Owner and Contractor for Construction Contract (Stipulated Price)* (the “Construction Agreement”) with RIPA & Associates (“RIPA”) for the professional construction of the Project Improvements.
- ii. Neither the District nor RIPA has defaulted on the Construction Agreement;
- iii. The District is in compliance with all the Construction Agreement’s material terms and conditions, including that: (i) the construction of the Project Improvements is proceeding in a timely manner so that they will be completed on or before the completion date(s) as defined in the Construction Agreement; (ii) there are no existing or projected cost overruns that would require a material change order to the Construction Agreement or create additional expenses which would exceed the Project Cost Estimate; (iii) all insurance required under the Construction Agreement is in full force and effect and that

- all additional insured under the Construction Agreement are included in said insurance policies and/or coverages; (iv) the payment and performance bond(s) required under the Construction Contract have been provided to the District and are in full force and effect; and (v) the work is proceeding in accordance with all applicable laws, ordinances, rules and regulations and the requirements of that certain *Economic Development Transportation Project Fund Agreement (Off-System)* by and between the District and the Florida Department of Transportation (“FDOT”) (the “EDTF Agreement”);
- iv. The portion of the funds requested herein to satisfy the progress (or final, as appropriate) payment requested by RIPA is equal to the amount required by the District to satisfy the progress (or final, as appropriate) payment requested by RIPA less any retainage required under the Construction Agreement;
 - v. The District has neither defaulted nor is there any event or condition that could give rise to a default by the District in connection with the EDTF Agreement including, without limitation, any applicable deadlines in the EDTF Agreement related to either the design or construction of the Project Improvements;
 - vi. The District is (or will be) making applications for funding to FDOT in accordance with the EDTF Agreement; and
 - vii. At this time, it has received \$ [REDACTED] funds from FDOT under to the EDTF Agreement; pursuant to the EDTF Agreement \$ [REDACTED] of such funds have been provided to RELP.

Additionally, included within the pay application attached hereto are: (i) certifications made by RIPA to the Landowner and RELP as required under the Funding Agreement; and (ii) an unconditional waiver and release of lien executed by RIPA together with conditional waivers and releases of lien from all subcontractors, material suppliers or persons having provided notice to owner or otherwise entitled to lien rights under Chapter 713, *Florida Statutes*, in connection with any request for progress payment or for final payment in a form consistent with Section 713.20, *Florida Statutes*.

If you have any questions regarding the above, please feel free to call.

Sincerely,

South Shore Corporate Park Industrial Community
Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Enclosures

cc: Ryan Companies US, Inc.
RELTP Tampa, LLC
Commonwealth Land Title Insurance Company

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Month DD, 201_

State of Florida, Department of Transportation
District 7 Economic Development Transportation Project Fund
Coordinator
Lee Royal, AICP
11201 North McKinley Drive
Tampa, FL 33612-6456

**Re: South Shore Corporate Park Industrial Community Development District
Funding Request Pursuant to EDTF Agreement (_ Quarter of 201_)**

Dear Ms. Royal:

This is a funding request pursuant to that certain *State of Florida, Department of Transportation Economic Development Transportation Project Fund Agreement (Off-System)* (the “EDTF Agreement”) by and between the Florida Department of Transportation (“FDOT”) and the South Shore Park Industrial Community Development District (the “District”) for services rendered and expenses incurred by the District in constructing the Project as defined therein for the period of 201_ to 201_. Capitalized terms used, but not otherwise defined, herein shall have the same meaning ascribed to such terms in the EDTF Agreement.

The invoices of the expenses for which funds are requested are attached. A summary of those expenses is as follows:

Payee	Total
TOTAL	\$XX.XX

By execution of this letter, the District certifies to FDOT that:

- i. The District has agreed by Resolution 2013-07 to accept future maintenance and other attendant costs occurring after completion of the Project for the portion of the Project on the District’s system by declaring its intent to transfer the completed Project to Hillsborough County, Florida for ownership, operation and maintenance;

- ii. The Business Entity, or the Business Entity's development partner, design consultant and/or construction contractor has secured the necessary permits, including but not limited to, building permits, and vertical construction of its facilities described in the EDTF Agreement have been initiated;
- iii. All invoices submitted in this funding request are for actual costs that have been incurred in the construction of the project by the District's design consultant, Stantec Consulting Services Inc. ("Stantec"), construction contractor, RIPA & Associates, LLC ("RIPA"), and/or the firm contracted by the District to perform Consultant Construction Engineering Inspection services, Aurora Civil Engineering, Inc. ("Aurora"), prior to the date of the invoices;
- iv. The District has reviewed and approved all invoices, statements or other related documents duly submitted to the District by Stantec, RIPA and/or Aurora;
- v. All costs submitted herein are valid, reasonable, necessary and allowable under the EDTF Agreement;
- vi. The invoice detail submitted herein are in detail sufficient for a proper pre-audit and post-audit thereof, based on the quantifiable, measurable, and verifiable units of deliverables as established in the EDTF Agreement;
- vii. **[INCLUDE AFTER THE 1ST FUND REQUEST]** The previous quarterly costs incurred by Stantec, RIPA, and/or Aurora have been paid by the District to each;

Additionally, attached hereto is complete and supporting documentation to: (i) substantiate the cost indicated in the invoice; (ii) establish that the deliverables were received and accepted in writing by the District; and (ii) establish that the required minimum level of service to be performed based on the criteria for evaluating successful completion as specified in the EDTF Agreement has been met.

If you have any questions regarding the above, please feel free to call.

Sincerely,

South Shore Corporate Park Industrial Community
Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Enclosures