
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 3, 2016 at 9:04 a.m.** at the office of Ryan Companies US, Inc., located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Devlin	Board Supervisor, Assistant Secretary
John Tipton	Board Supervisor, Assistant Secretary
John Carnesale*	Board Supervisor, Assistant Secretary

Also present was:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, HGS (via conference call)
Keith Remson	Representative, Remson Aquatics

Audience

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Oram called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

*Ms. Oram, a Notary Public in the State of Florida administered the Oath of Office to Mr. Carnesale. Mr. Carnesale swore and affirmed to the oath and executed the oath. Ms. Mackie reviewed the Sunshine Law with Mr. Carnesale. Mr. Carnesale declined compensation for meeting attendance.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on July 6,
2016**

On a Motion by Mr. Devlin, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on July 6, 2016 as presented for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for June 2016**

Ms. Oram presented the Operation and Maintenance Expenditures for June 2016.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2016 (\$19,087.61) as presented for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2016/2017
Final Budget**

Ms. Oram asked for a motion to open the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2016/2017 Final Budget for South Shore Corporate Park Industrial Community Development District.

Ms. Oram presented and reviewed the fiscal year 2016/2017 final budget. Discussion ensued. The Board approved the amended budget decrease to \$184,275.00.

Ms. Oram asked for a motion to close the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Mr. McCarthy, seconded by Mr. Russo, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2016/2017 Final Budget for South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-02,
Adopting Fiscal Year 2016/2017 Final
Budget**

Ms. Oram presented and reviewed the Resolution 2016-02, Adopting Fiscal Year 2016/2017 Final Budget.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved Resolution 2016-02, Adopting Fiscal Year 2016/2017 Final Budget (\$184,275.00) for South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Oram presented and reviewed the Resolution 2016-03, Imposing Special Assessments and Certifying an Assessment Roll. The Board approved amending the assessment roll with the discussed decrease in the budget.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2016-03, Imposing Special Assessments and Certifying an Assessment Roll as amended for South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

Ms. Oram presented and reviewed the Resolution 2016-04, Setting the Meeting Schedule for Fiscal Year 2016/2017.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved Resolution 2016-04, Setting the Meeting Schedule for Fiscal Year 2016/2017 as presented for South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Access and
Encroachment Easement Agreement**

Ms. Mackie presented and reviewed the Access and Encroachment Agreement.

On a Motion by Mr. Dieck, seconded by Mr. Devlin with all in favor, the Board of Supervisors approved the Access and Encroachment Agreement for the South Shore Corporate Park Industrial Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Services

Mr. Remson presented and reviewed the Monthly Pond Report. He informed the Board that the small pond was being taken over by invasive plants and that they may have an issue with SWFWMD down the road.

The Board decided to wait until such time as it is required to take action.

- B. Finn Outdoor
Not present. Ms. Oram gave the Board an update on the mitigation from Finn Outdoor.
- C. District Counsel
No report.
- D. District Engineer
Not present.
- E. District Manager
Ms. Oram stated that the next meeting is scheduled for September 7, 2016 at 9:00 a.m. The board decided to cancel their September meeting.

Ms. Mackie reminded the Board that they would need to hold a landowner election in November. The seats that are up for election are #2 – John Tipton, # 4 – Brian Devlin and #5 – Mike Harryman.

Ms. Oram will send the revised agreement for District Management Services to Mike Harryman for execution. The agreement will be placed on the next scheduled meeting agenda for ratification by the Board.

On a Motion by Mr. Dieck, seconded by Mr. Harryman with all in favor, the Board of Supervisors authorized Mr. Harryman to execute Rizzetta & Company's revised District Management Services Agreement and approved ratifying the agreement at the next scheduled Board of Supervisors meeting for the South Shore Corporate Park Industrial Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. There were none.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Tipton, seconded by Mr. Dieck, with all in favor the Board of Supervisors adjourned the meeting at 9:45 a.m. for South Shore Corporate Park Industrial Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman