

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

District Office · 9428 Camden Field Parkway · Riverview, Florida 33578

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

**BOARD OF SUPERVISORS' MEETING
JANUARY 4, 2017**

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JANUARY 4, 2017 at 9:00 a.m.**

To be held at the office of Ryan Companies located at 201 North Franklin Center, Suite 3500, Tampa, FL 33602.

District Board of Supervisors	Mike Harryman	Chairman
	Douglas Dieck	Vice Chairman
	John Tipton	Assistant Secretary
	Brian Devlin	Assistant Secretary
	John Carnesale	Assistant Secretary
District Manager	Christina Lange	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	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. 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) 533-2950 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 • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.southshorecdd.org**

December 27, 2016

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

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, January 4, 2017 at 9:00 a.m.** at the offices of Ryan Companies, located at **201 North Franklin Street, Suite 3500, Tampa, Florida 33602**. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Presentation of Minutes of the Landowners' Meeting held on November 2, 2016.....Tab 1
 - B. Consideration of Minutes of the Board of Supervisors' Meeting held on November 2, 2016.....Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for September and October 2016.....Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Establishment of Audit Committee
 - B. Consideration of Resolution 2017-07, Adopting Fiscal Year 2016/2017 Revised Meeting Schedule.....Tab 4
 - C. Consideration of Resolution 2017-08, Re-Designating an Assistant Secretary.....Tab 5
- 5. STAFF REPORTS**
 - A. Aquatic Maintenance Services
 1. Presentation of Monthly Pond Report.....Tab 6
 - B. Finn Outdoor
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Christina Lange

Christina Lange
District Manager

cc: Mike Harryman, Chairman
Tucker Mackie, District Counsel

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 Landowners meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, November 2, 2016 at 9:05 a.m.** at the office of Ryan Companies US, Inc., located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Present were:

Doug Dieck **Proxy Holder, South Shore Corporate Park, LLC**

Also Present were:

Mike Harryman	Representative, Ryan Companies US, Inc.
John Tipton	Representative, Artesian Farms, Inc.
Jonathan Johnson	District Counsel, Hopping Green & Sams, PA <i>(via conference call)</i>
Greg Cox	Regional District Manager, Rizzetta & Company, Inc.
Christina Lange	District Manager, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order.

SECOND ORDER OF BUSINESS

Appointment of Chairman

Mr. Cox asked Mr. Dieck if he would like to appoint a meeting Chairman. Mr. Dieck requested that Mr. Cox chair the meeting.

THIRD ORDER OF BUSINESS

Announcement of Candidates and Election of Supervisors

Mr. Cox called for nominations. The following were named as candidates: John Tipton for Seat #3, Brian Devlin for Seat #4 and Mike Harryman for Seat #5.

The votes were cast as follows: Mr. Devlin and Mr. Harry man each receiving 99 votes and four year terms. Mr. Tipton received 98 votes and a two year term.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Cox stated that there was no other business scheduled to come before the landowners. The meeting was adjourned at 9:07 a.m.

DRAFT

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 regular meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, November 2, 2016 at 9:10 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
Doug Dieck
John Tipton

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Also present was:

Greg Cox
Christina Lange
Jonathan Johnson

Regional District Manager, Rizzetta & Company, Inc.
District Manager, Rizzetta & Company, Inc.
District Counsel, HGS (via conference call)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

No Audience present

THIRD ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors**

Mr. Cox, a Notary Public in the State of Florida administered the Oath of Office to Mr. Harryman and Mr. Tipton. Mr. Harryman and Mr. Tipton swore and affirmed to the oath and executed the oath.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on August 3,
2016**

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 3, 2016 as presented for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for July and
August 2016**

Mr. Cox presented the Operation and Maintenance Expenditures for July and August 2016.

Mr. Dieck asked for clarification on the Native Son contract and to follow-up with him on the status of the Commercial Cuts of SaraBay.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2016 (\$15,730.60) and August 2016 (\$9,053.48) as presented for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Redesignating District's Records Location**

Mr. Cox presented and reviewed the Resolution 2017-01, Redesignating District's Records Location.

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Resolution 2017-01 Redesignating District's Records Location (Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33569) for South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Designating Agent and Agent's Office**

Mr. Cox presented and reviewed the Resolution 2017-02, Designating Agent and Agent's Office.

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Resolution 2017-02 Designating Agent (William Rizzetta) and Agent's Office (Rizzetta & Company, Inc., 9422 Camden Field Parkway, Riverview, FL 33569) for South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03,
Redesignating Secretary of the District**

Mr. Cox presented and reviewed the Resolution 2017-03, Redesignating Secretary of the District.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the Resolution 2017-03 Redesignating Secretary of the District (Eric Dailey) for South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-04,
Prompt Payment Policies**

Mr. Cox presented and reviewed the Resolution 2017-04, Prompt Payment Policies

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the Resolution 2017-04 Prompt Payment Policies of the District for South Shore Corporate Park Industrial Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Canvassing and Certifying Election Results**

Mr. Cox presented and reviewed the Resolution 2017-05, Canvassing and Certifying Election Results.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Resolution 2017-05 Canvassing and Certifying Election Results (Brian Devlin and Mike Harryman each receiving 99 votes and four year terms and John Tipton receiving 98 votes and a two year term) Seat 3 with 98 votes of the District for South Shore Corporate Park Industrial Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Designating Officers of the District**

Mr. Cox presented and reviewed the Resolution 2017-06, Designating Officers of the District.

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Resolution 2017-06 Designating Officers of the District (Mike Harryman – Chairman, Doug Dieck – Vice Chairman, Brian Devlin, John Tipton, John Carnesale, Sandy Oram and Matt Huber – Assistant Secretaries) of the District for South Shore Corporate Park Industrial Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Revised Agreement for
District Management Services**

Mr. Cox presented and reviewed the Ratification of Revised Agreement for District Management Services.

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Ratification of Revised Agreement for District Management Services of the District for South Shore Corporate Park Industrial Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. Aquatic Maintenance Services
Not present. Mr. Cox presented the Aquatic's Report dated October 10, 2016. Mr. Harryman gave approval to remove the litter out of the pond. Ms. Lange to follow-up with Aquatic Maintenance Services to order the request.
- B. Finn Outdoor
Not present. Mr. Cox presented the Wetland Annual Report dated September 14, 2016.
- C. District Counsel
No report.
- D. District Engineer
Not present.
- E. District Manager
Mr. Cox stated the next meeting is scheduled for December 7, 2016 at 9:00 a.m. The Board will let District management know if they would like to cancel this meeting as it gets closer to the meeting date.

It was noted that the Board would be holding their meetings at their new location (the office of Ryan Companies, located at 201 N. Franklin St., Suite 2500, Tampa, FL 33602) moving forward.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dieck reiterated the two action items to be taken care of, clarification on the Native Son contract and removal of the litter from the pond.

FIFTEENTH ORDER OF BUSINESS

Adjournment

<p>On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor the Board of Supervisors adjourned the meeting at 9:30 a.m. for South Shore Corporate Park Industrial Community Development District.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures September 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2016 through September 30, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,301.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

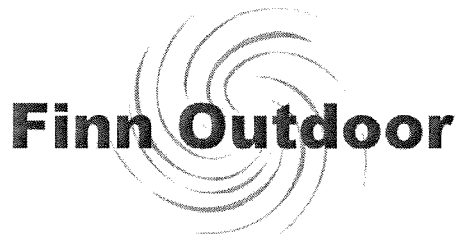
South Shore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2016 Through September 30, 2016

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Finn Outdoor, LLC	000527	1832	3rd Bi-Monthly Maintenance	\$ 625.00
Finn Outdoor, LLC	000527	1872	4th Bi-Monthly Maintenance & 1st Annual Monitoring Report	\$ 2,275.00
Hopping Green & Sams	000524	89486	General Monthly Legal Services 07/16	\$ 922.00
Irrigation Technical Services, Inc.	000520	20947	Replace One Filter Pod Base	\$ 4,014.71
Irrigation Technical Services, Inc.	000520	21506	Replace Air Conditioning Transformer	\$ 1,410.25
Irrigation Technical Services, Inc.	000528	21453	Planned Maintenance 08/16	\$ 506.25
Native Son Landscaping, LLC	000521	3025	Monthly Lawn Maintenance Service 08/16	\$ 2,800.00
Native Son Landscaping, LLC	000521	3027	Lawn Maintenance Service-North Roadway 08/16	\$ 1,399.00
Native Son Landscaping, LLC	000521	3065	Tree Trimming	\$ 920.00
Native Son Landscaping, LLC	000529	3213	Monthly Lawn Maintenance Service 09/16	\$ 3,440.00
Remson Aquatics, LLC	000530	10002	Lake Maintenance 08/16	\$ 295.00
Rizzetta & Company, Inc.	000522	3575	District Management Fees 09/16	\$ 1,500.00
Rizzetta Technology Services	000523	INV0000001619	Website Hosting Services 09/16	\$ 100.00
TECO	000525	1800 0042805 08/16	351 30 ST NE 08/16	\$ 3,525.90
TECO	000526	0176 0305771 08/16	351 30 ST NE PMP 08/16	\$ 122.33
TECO	000526	0176 0310341 08/16	351 30 ST NE 08/16	\$ 446.02
Report Total				<u>\$ 24,301.46</u>

Finn Outdoor
1512 Carson Circle NE
St. Petersburg, FL 33703
(813)957-6075
robb@finnoutdoor.com



INVOICE

BILL TO

Southshore Corporate Park
CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

INVOICE # 1832**DATE 07/27/2016****DUE DATE 07/27/2016****TERMS Due on receipt**

ACTIVITY	QTY	RATE	AMOUNT
Exotic Species Removal 3rd bi-monthly maintenance event.	1	625.00	625.00

BALANCE DUE**\$625.00**

SEP 23 REC'D

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

D/M approval _____

Date

9-27-16

SEP 23 REC'D

Date entered _____

Fund

001

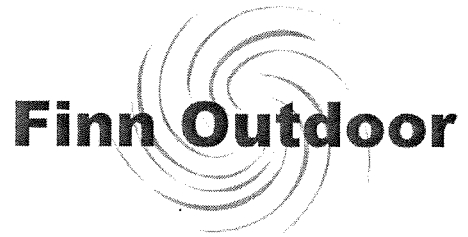
GL

53800

OC 4607

Check # _____

Finn Outdoor
1512 Carson Circle NE
St. Petersburg, FL 33703
(813)957-6075
robb@finnoutdoor.com



INVOICE

BILL TO

Southshore Corporate Park
CDD
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

INVOICE # 1872**DATE 09/15/2016****DUE DATE 09/15/2016****TERMS Due on receipt**

ACTIVITY	QTY	RATE	AMOUNT
Exotic Species Removal 4th bi-monthly maintenance event.	1	625.00	625.00
Professional Services/Consulting Preparation and submittal of 1st annual monitoring report.	1	1,650.00	1,650.00

BALANCE DUE**\$2,275.00**

Date Rec'd Rizzetta & Co., Inc. SEP 23 REC'D
D/M approval 20 Date 9-27-16
Date entered SEP 23 REC'D
Fund 001 GL 53800 OC 4607
Check # _____

Hopping Green & Sams

Attorneys and Counselors

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

SEP 01 2016

===== STATEMENT =====

August 25, 2016

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

Bill Number 89486
Billed through 07/31/2016

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

07/06/16	TFM	Prepare for and attend Board meeting by phone; follow-up.	0.90 hrs
07/11/16	TFM	Review meeting minutes and provide comment.	0.40 hrs
07/20/16	TFM	Review tentative agenda.	0.30 hrs
07/21/16	TFM	Review correspondence from Dieck regarding request for easement.	0.30 hrs
07/22/16	TFM	Confer with Dieck; confer with Barreto.	0.40 hrs
07/26/16	TFM	Confer with Barreto regarding estoppel letter and review same; confer with Williams.	0.60 hrs
07/27/16	TFM	Review access and encroachment agreement and provide comments; review correspondence from Dieck regarding estoppel and confer with Barreto regarding same.	1.30 hrs
<hr/>			
07/29/16	CNG	Research public records request.	0.10 hrs
Total fees for this matter			\$922.00

MATTER SUMMARY

Gates, Clark N.	0.10 hrs	190 /hr	\$19.00
Mackie, A.Tucker Frazee	4.20 hrs	215 /hr	\$903.00
TOTAL FEES			\$922.00
TOTAL CHARGES FOR THIS MATTER			<hr/> \$922.00

BILLING SUMMARY

Gates, Clark N.	0.10 hrs	190 /hr	\$19.00
Mackie, A.Tucker Frazee	4.20 hrs	215 /hr	\$903.00

TOTAL FEES

\$922.00

TOTAL CHARGES FOR THIS BILL

\$922.00

Please include the bill number on your check.

Date Rec'd Dist Office _____
DM Approval 20 Date 9-6-16
Date Entered SEP 01 2016
Fund 001 GL 51400 OC 3107
Check # _____



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

Service Invoice

Invoice#: 20947

Date: 08/18/2016

Record#: 18071

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

Project:

Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 09/18/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		filter pod isolation	1.0000	4,014.710000	4,014.71	N

Notes:

Replace one (1) filter pod base per agreement.

Date Rec'd Dist Office
DM Approval 80 Date 8 29 16
Date Entered AUG 24 2016
Fund 001 GL 53900 OC 4609
Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	4,014.71
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	4,014.71



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

Service Invoice

Invoice#: 21506

Date: 08/18/2016

Record#: 18678

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

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 09/18/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		replace transformer	1.0000	1,410.250000	1,410.25	N

Notes:

Replace air conditioning transformer per agreement.

Date Rec'd Dist Office

DM Approval

Date

Date Entered

AUG 24 2016

Fund

001 GL 5390 OC 4609

Check#

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	1,410.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,410.25



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

Service Invoice

Invoice#: 21453

Date: 09/08/2016

Record#: 18724

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

Project:
Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 10/08/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		August PM	1.0000	506.250000	506.25	N
		Service Labor	2.5500			N
		Service Labor	2.8500			N

Notes:

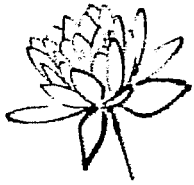
August 2016 PM

Date Rec'd Rizzetta & Co., Inc. SEP 14 2016
D/M approval [Signature] Date 9-19-16
Date entered SEP 15 2016
Fund 001 GL 53900 OC 4609
Check# _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25

Thank you for your prompt payment!



Native Son Landscaping, LLC

2530 12th Street, Sarasota, FL 34237
Office: 941-365-2407
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Invoice

Bill To

South Shore Corporate Park
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Ship Via

P.O. No.

10320

Date

8/1/2016

Invoice #

3025

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, August, 2016	2,800.00	2,800.00
1	Lawn Maintenance Service - Additional, August 2016	640.00	640.00
<div>Date Rec'd Dist Office _____</div> <div>DM Approval <u>SD</u> Date <u>8-9-16</u></div> <div>Date Entered <u>AUG 05 2016</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div>			
		2800 ^{DU}	

South Shore

Total \$3440.00

Payments/Credits \$0.00

Balance Due \$3440.00



Native Son Landscaping, LLC

2530 12th Street, Sarasota, FL 34237
Office: 941-365-2407
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Invoice

Bill To

South Shore Corporate Park
3434 Colwell Ave, Suite 200
Tampa, FL 33614

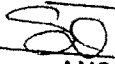
Ship Via

Date
8/1/2016

Invoice #
3027

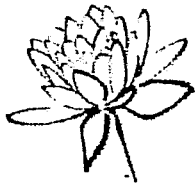
P.O. No.

10320

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, August 2016	1,399.00	1,399.00
<div><div>Date Rec'd Dist Office</div><div>DM Approval  Date</div><div>Date Entered AUG 12 2016</div><div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div><div>Check # _____</div></div>			

South Shore

Total	\$1399.00
Payments/Credits	\$0.00
Balance Due	\$1399.00



Native Son Landscaping, LLC

2530 12th Street, Sarasota, FL 34237
Office: 941-365-2407
Website: www.NativeSonLandscape.com
Email: info@nativesonlandscape.com

Invoice

Bill To

Ship To

Date	Invoice #
8/1/2016	3065

South Shore Corporate Park
9428 Camden Field Parkway
Riverview, FL 33578

South Shore Corporate Park
3434 Colwell Ave, Suite 200
Tampa, FL 33614

P.O. No.
Per John Arce

Quantity	Description	Rate	Amount
8	Cabbage trees trimmed	40.00	320.00
12	Oak trees trimmed	50.00	600.00
<div><div>Date Rec'd Dist Office</div><div>DM Approval <u>20</u> Date <u>8-29-16</u></div><div>Date Entered <u>AUG 25 2016</u></div><div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div><div>Check # _____</div></div>			

Total	\$920.00
Payments/Credits	\$0.00
Balance Due	\$920.00



Invoice

P.O. No.
10320

Date Rec'd Dist Office _____
 DM Approval Date 9-6-16
 Date Entered SEP 01 2016
 Fund 001 GL 53900 OC 4604
 Check # _____

Total	\$3440.00
Payments/Credits	\$0.00
Balance Due	\$3440.00



Remson Aquatics
11207 Remson Lane
Riverview, FL 33579
Phone No. (813) 671-2851

Invoice

Date	Invoice #
8/26/2016	10002

Bill To

South Shore CDD
Rizzetta & Co.
9428 Camden Field Parkway
Riverview, FL 33578

TERMS
NET 30 DAYS

Description

Amount

August Lake Maintenance

295.00

SEP 14 2016

dieneconizellaquaticus, inc.

Approval SO Date 9-19-16
SEP 15 2016

ate entered
ind 001 GL 53800004602

Remson Aquatics is a licensed aquatics herbicide applicator in good standings with the State of Florida. Remson Aquatics will secure all permits and ensure work is done within State, County, and local government guidelines and policies.

Total

\$295.00

RIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
9/1/2016	3575

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

ITEM	DESCRIPTION	QTY	TERMS	PROJECT
			Due Upon Rec't	857 - CDD
			RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services - 3101		833.33	833.33
	Accounting Services - 3201		366.67	366.67
	Financial & Revenue Collections - 3111		300.00	300.00
	Services for the period September 1, 2016 through September 30, 2016			
<p>Date Rec'd Dist Office _____</p> <p>DM Approval <u>[Signature]</u> Date <u>8-29-16</u></p> <p>Date Entered <u>AUG 25 2016</u></p> <p>Fund <u>001</u> CL <u>51300</u> see above</p> <p>Check # _____</p>				
			Total	\$1,500.00

Rizzetta Technology Services

5020 W Linebaugh Ave.

Suite 200

Tampa FL 33624

Invoice

Date	Invoice #
9/1/2016	INV0000001619

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September		00857

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>Date Rec'd/Disct/Inv _____ DMA Appr'd _____ Date Entered _____ AUG 25 2016 Fund <u>001</u> CL <u>51300</u> PC <u>5103</u> Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00

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458M-00075

August Billing Information:

SEP 01 2016

800106

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

Account Number
1800 0042805

Statement Date
Aug 26, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,578.79	
Payments Received - Thank You	As of August 26, 2016	-3,578.79	
			\$0.00
New Charges Due by Sep 19, 2016		Service for 32 days from Jul 22 to Aug 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		328.52	
Fuel Charge	10,986 kWh @ \$.03627/kWh	398.63	
Florida Gross Receipts Tax	Based on \$727.15	18.83	
This Month's Charges			\$3,525.90
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$3,525.90

Date Rec'd Dist Office

DM Approval

Date

Date Entered

SEP 01 2016

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.

800106



Account No.
1800 0042805

New Charges
\$3,525.90
Payable by Sep 19

Total Bill Amount
\$3,525.90

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

458M-00075 00075-1045



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



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492B-00112

Conservation Info.

This Month
35 / kWh/Day
18 kW
Year Ago:
155 kWh/Day
17 kW

Request a streetlight repair

Our online 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:

200205

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-5100

Account Number
0176 0305771

Statement Date
Sep 01, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	80115	79045	1070	1	

Next Read Date On Or About Sep 28, 2016		Total kWh Purchased	1,070
Account Activity	Explanation	Charge	Total
Previous Balance		282.28	
Payments Received - Thank You	As of September 01, 2016	-282.28	
			\$0.00

New Charges Due by Sep 25, 2016		Service from Jul 25 to Aug 25	
Basic Service Charge	General Service 200 Rate	18.00	
Energy Charge	1,070 kWh @ \$.05788/kWh	61.94	
Fuel Charge	1,070 kWh @ \$.03676/kWh	39.33	
Electric Service Cost		\$119.27	
Florida Gross Receipts Tax	Based on \$119.27	3.06	
This Month's Charges			\$122.33

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

Total Due **\$122.33**

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

Call Before You Dig

Digging in your yard without marking utility lines is dangerous. For your safety, Florida law requires that you call **811** before you dig. Visit **sunshine811.com** to learn more.

SEP 09 2016

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

SEP 12 2016

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.

200205



Account No.
0176 0305771

New Charges
\$122.33
Payable by Sep 25

Total Bill Amount
\$122.33

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

492B-00112 00112-1442



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519



1 1900 09 0176 0305771 0000122.33

Visit our
Web site at
tampaelectric.com
4971-06178

September Billing Information:

708794

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-5100

Account Number
0176 0310341

Statement Date
Sep 01, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		446.02	
Payments Received - Thank You	As of September 01, 2016	-446.02	
			\$0.00
New Charges Due by Sep 25, 2016		Service for 32 days from Jul 28 to Aug 29	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		44.92	
Fuel Charge	1,506 kWh @ \$.03627/kWh	54.66	
Florida Gross Receipts Tax	Based on \$99.58	2.54	
This Month's Charges			\$446.02
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$446.02

SEP 07 2016

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

D/M approval _____ Date 9-12-16Date entered SEP 08 2016Fund 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.

708794



Account No.
0176 0310341

New Charges
\$446.02
Payable by Sep 25

Total Bill Amount
\$446.02

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

4971-06178 06178-1048



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519



2 1100

07 0176 0310341 0000446.02

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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures October 2016 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2016 through October 31, 2016. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,332.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

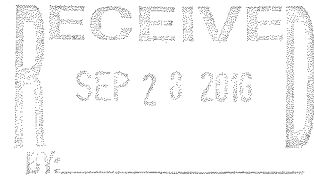
October 1, 2016 Through October 31, 2016

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	000531	89770	General Monthly Legal Services 08/16	\$ 792.50
Irrigation Technical Services, Inc.	000532	21557	Planned Maintenance 09/16	\$ 506.25
Irrigation Technical Services, Inc.	000532	21587	Replaced Filter Housing	\$ 4,014.71
Irrigation Technical Services, Inc.	000532	21622	Replaced Diaphragm	\$ 996.13
Remson Aquatics, LLC	000535	10102	Lake Maintenance 09/16	\$ 295.00
Rizzetta & Company, Inc.	000533	3690	District Management Fees 10/16	\$ 850.00
Rizzetta & Company, Inc.	000538	3780	Assessment Roll FY 16/17	\$ 5,000.00
Rizzetta Technology Services	000534	INV00000001778	Website Hosting Services 10/16	\$ 100.00
TECO	000537	0176 0310341 09/16	351 30 ST NE 09/16	\$ 446.02
TECO	000537	1800 0042805 09/16	351 30 ST NE 09/16	\$ 3,525.90
TECO	000539	0176 0305771 09/16	351 30 ST NE PMP 09/16	\$ 240.93
Times Publishing Company	000536	344400 09/28/16	Acct #107030 Legal Advertising 09/16	\$ 305.75
Times Publishing Company	000536	358178 09/28/16	Acct #107030 Legal Advertising 09/16	\$ 259.00
Report Total				<u>\$ 17,332.19</u>

Hopping Green & Sams

Attorneys and Counselors

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



===== STATEMENT =====

September 19, 2016

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

Bill Number 89770
Billed through 08/31/2016

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

08/01/16	TFM	Confer with Cox regarding district related issues; review revised management contract.	0.90 hrs
08/02/16	TFM	Confer with Cox.	0.40 hrs
08/02/16	DGW	Review and provide comments to district management agreement with Rizzetta; confer with Mackie regarding same.	1.20 hrs
08/03/16	TFM	Prepare for and attend meeting by phone; follow-up from meeting.	0.70 hrs
08/04/16	TFM	Review meeting minutes and provide comments.	0.50 hrs
08/05/16	TFM	Confer with Valley regarding landowners' election documents.	0.40 hrs
08/31/16	CNG	Prepare prompt payment memorandum, resolution and policies.	0.10 hrs
Total fees for this matter			\$792.50

MATTER SUMMARY

Gates, Clark N.	0.10 hrs	190 /hr	\$19.00
Wilbourn, David - Paralegal	1.20 hrs	125 /hr	\$150.00
Mackie, A.Tucker Frazee	2.90 hrs	215 /hr	\$623.50

TOTAL FEES \$792.50

TOTAL CHARGES FOR THIS MATTER \$792.50

BILLING SUMMARY

Gates, Clark N.	0.10 hrs	190 /hr	\$19.00
Wilbourn, David - Paralegal	1.20 hrs	125 /hr	\$150.00
Mackie, A.Tucker Frazee	2.90 hrs	215 /hr	\$623.50

TOTAL FEES \$792.50

=====

TOTAL CHARGES FOR THIS BILL**\$792.50****Please include the bill number on your check.**

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

D/M approval SO Date 10-3-16Date entered SEP 28 2016Fund 601 GL 51400 OC 3107

Check # _____



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

Service Invoice

Invoice#: 21557

Date: 09/28/2016

Record#: 18775

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 10/28/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Sept. 2016 PM	1.0000	506.250000	506.25	N

Notes:

Sept. 2016 PM

SEP 29 REC'D

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

D/M approval SO Date 10-3-16

Date entered SEP 29 2016

Fund 001 GL 53900 OC 4609

Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25



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

Service Invoice

Invoice#: 21587

Date: 09/28/2016

Record#: 18781

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 10/28/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Replaced filter housing	1.0000	4,014.710000	4,014.71	N

Notes:

Second filter pod failed per original predictions. Replaced at same rate as the first pod per agreement.

SEP 28 REC'D

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

D/M approval SD Date 10-3-16

Date entered SEP 29 2016

Fund 001 GL 53900 OC 4614

Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	4,014.71
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	4,014.71



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

Service Invoice

Invoice#: 21622

Date: 09/28/2016

Record#: 18820

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 10/28/2016

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Replaced diaphragm #2	1.0000	996.130000	996.13	N

Notes:

Replaced diaphragm #2 on flush valve per agreement.

SEP 29 REC'D

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

D/M approval SO Date 10 3 16

Date entered SEP 29 2016

Fund 001 GL 53900 OC 4614

Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	996.13
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	996.13

Invoice



Remson Aquatics
11207 Remson Lane
Riverview, FL 33579
Phone No. (813) 671-2851

Date	Invoice #
9/26/2016	10102

Bill To

South Shore CDD
Rizzetta & Co.
9428 Camden Field Parkway
Riverview, FL 33578

TERMS
NET 30 DAYS

Description

Amount

September Lake Maintenance

295.00

Date Rec'd Rizzetta & Co. Inc. OCT 04 2016

D/M approval SR Date 10-10-16

Date entered OCT 07 2016

Fund 001 GL 53800 OC 4602

Check# _____

Remson Aquatics is a licensed aquatics herbicide applicator in good standings with the State of Florida. Remson Aquatics will secure all permits and ensure work is done within State, County, and local government guidelines and policies.

Total

\$295.00

RIZZETTA & COMPANY, INC.
Suite 200
5020 W Linebaugh Avenue
Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/1/2016	3690

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 ACTG FC	PROFESSIONAL FEES:			
	District Management Services		* 3101 500.00	500.00
	Accounting Services		3201 250.00	250.00
	Financial & Revenue Collections		3111 100.00	100.00
	Services for the period October 1, 2016 through October 31, 2016			
	Date Rec'd Rizzetta & Co., Inc. <u>SEP 28 REC'D</u>			
	D/M approval <u>SO</u> Date <u>10-3-16</u>			
	Date entered <u>SEP 29 2016</u>			
	Fund <u>COL</u> GL <u>51300</u> OC <u>*</u>			
	Check # _____			

Total	\$850.00
--------------	-----------------

RIZZETTA & COMPANY, INC.

Suite 200

5020 W Linebaugh Avenue

Tampa, FL 33624

Invoice

DATE	INVOICE NO.
10/10/2016	3780

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
AR	PROFESSIONAL FEES: Assessment Roll Services related to the Assessment Roll preparation for the 2016-2017 fiscal year		5,000.00	5,000.00
			Total	\$5,000.00

RECEIVED

Date Rec'd Rizzetta & Co., Inc. OCT 10 2016D/M approval [Signature] Date 10-17-16Date entered OCT 14 2016Fund 001 GL 51300 OC 3111

Check # _____

Rizzetta Technology Services

5020 W Linebaugh Ave.

Suite 200

Tampa FL 33624

Invoice

Date	Invoice #
10/1/2016	INV0000001778

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October		00857

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>SEP 26 2016</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>SD</u> Date <u>10-3-16</u></div> <div>Date entered <u>SEP 28 2016</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
Subtotal			\$100.00
Total			\$100.00

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7071-06199

October Billing Information:

708855

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-5100

Account Number
0176 0310341

Statement Date
Oct 03, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		446.02	
Payments Received - Thank You	As of October 03, 2016	-446.02	
			\$0.00
New Charges Due by Oct 24, 2016		Service for 30 days from Aug 29 to Sep 28	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		44.92	
Fuel Charge	1,506 kWh @ \$.03627/kWh	54.66	
Florida Gross Receipts Tax	Based on \$99.58	2.54	
This Month's Charges			\$446.02
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$446.02

Date Rec'd Rizzetta & Co., Inc. **OCT 06 2016**

D/M approval 30

Date 10-10-16

Date entered OCT 10 2016

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

708855

TECO
TAMPA ELECTRIC

Account No.
0176 0310341

New Charges
\$446.02
Payable by Oct 24

Total Bill Amount
\$446.02

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

7071-06199 06199-1049



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519



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668M-00077

September Billing Information:

800109

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

Account Number
1800 0042805

Statement Date
Sep 27, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		3,525.90	
Payments Received - Thank You	As of September 27, 2016	-3,525.90	
			\$0.00
New Charges Due by Oct 18, 2016		Service for 30 days from Aug 23 to Sep 22	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		328.52	
Fuel Charge	10,986 kWh @ \$.03627/kWh	398.63	
Florida Gross Receipts Tax	Based on \$727.15	18.83	
This Month's Charges			\$3,525.90
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$3,525.90

RECEIVED
OCT - 4 2016
BY: _____

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval 20 Date 10-10-16
Date entered OCT 07 2016
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.

800109



Account No.
1800 0042805

New Charges
\$3,525.90
Payable by Oct 18

Total Bill Amount
\$3,525.90

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

668M-00077 00077-1047



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



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TAMPA ELECTRIC

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tampaelectric.com
702B-00119

Conservation Info.

This Month.
74 / kWh/Day
19 kW
Year Ago
33 kWh/Day
3 kW

Safe Meter Access:

Please help us to safely
access your equipment by
securing your pets on the
date when we will next read
your meter. Monthly meter
reading dates are listed on
your bill statements.
Thank you!

October Billing Information:

200193

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-5100

Account Number
0176 0305771

Statement Date
Oct 03, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	82407	80115	2292	1	

Next Read Date On Or About Oct 27, 2016 Total kWh Purchased 2,292

Account Activity	Explanation	Charge	Total
Previous Balance		122.33	
Payments Received - Thank You	As of October 03, 2016	-122.33	
			\$0.00

New Charges Due by Oct 24, 2016 Service from Aug 25 to Sep 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	2,292 kWh @ \$.05788/kWh	132.66
Fuel Charge	2,292 kWh @ \$.03676/kWh	84.25
Electric Service Cost		\$234.91
Florida Gross Receipts Tax	Based on \$234.91	6.02
This Month's Charges		\$240.93

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

Total Due \$240.93

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

Don't get scammed!

Scammers demanding prepaid debit cards continue to call Tampa Electric customers under the guise of avoiding disconnection. Don't fall for it! Tampa Electric will never call to ask for credit card or debit card numbers. Learn more at tampaelectricblog.com/dont-get-scammed

Date Rec'd Rizzetta & Co., Inc. **OCT 07 2016**

D/M approval SD Date 10-17-16

Date entered OCT 14 2016

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

200193



Account No.
0176 0305771

New Charges
\$240.93
Payable by Oct 24

Total Bill Amount
\$240.93

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

702B-00119 00117-1449



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519



1 1900

05 0176 0305771 0000240.93

[illegible]

Tampa Bay Times
Published Daily

STATE OF FLORIDA) ss
COUNTY OF Hillsborough County

RECEIVED
OCT - 4 2016
BY: _____

Before the undersigned authority personally appeared **Amy Robison** who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: SOUTH SHORE CORP PAR** was published in **Tampa Bay Times: 9/28/16**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

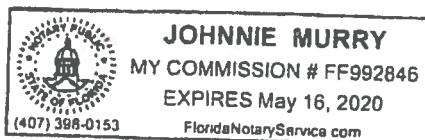
Amy Robison
Signature of Affiant

Sworn to and subscribed before me this 09/28/2016.

Johnnie Murry
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



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

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold their regular monthly meetings for Fiscal Year 2016/2017 at 9:00 a.m. at the office of Ryan Companies, 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602 on the dates as follows:

October 5, 2016
November 2, 2016
December 7, 2016
January 4, 2017
February 1, 2017
March 1, 2017
April 5, 2017
May 3, 2017
June 7, 2017
July 5, 2017
August 2, 2017
September 6, 2017

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Ave., Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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.

District Manager
Run Date(s): 9-28-16 (344400)

Tampa Bay Times
Published Daily

STATE OF FLORIDA) ss
COUNTY OF Hillsborough County

RECEIVED
OCT - 4 2016
BY: _____

Before the undersigned authority personally appeared Virginia Marshall who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: South Shore was published in Tampa Bay Times: 9/28/16. in said newspaper in the issues of Baylink Hillsborough

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 09/28/2016.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

**NOTICE OF PUBLIC MEETING
SOUTH SHORE
CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold their regular meeting on October 5, 2016 at 9:00 a.m. at the office of Ryan Companies located at 101 E. Kennedy Blvd., Suite 2450, Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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.

Sandra Oram, District Manager
(358178) 09/28/2016



JOHNNIE MURRY
MY COMMISSION # FF992846
EXPIRES May 16, 2020
FloridaNotaryService.com

Tab 4

RESOLUTION 2017-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND REVISED LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2016/2017 OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Shore Corporate Park Industrial Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2017.

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

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
FOR THE REMIANDER OF FISCAL YEAR 2016/2017

February 1, 2017
March 1, 2017
April 5, 2017
May 3, 2017
June 7, 2017
July 5, 2017
August 2, 2017
September 6, 2017

All meetings will convene at 9:00 a.m. at the office of Ryan Companies, located at Tampa City Center, 201 North Franklin Street, Suite 3500, Tampa, FL 33602.

Tab 5

RESOLUTION 2017-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, South Shore Corporate Park Industrial Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Sandy Oram as an Assistant Secretary pursuant to Resolution 2017-06; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Christina Lange is appointed an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

**SOUTH SHORE CORPORATE
PARK INDUSTRIALCOMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 6



Waterways Report

Remson Aquatics, LLC

Service with Science!

11207 Remson Lane, Riverview, FL 33579
Phone 813-671-2851 Fax 813-671-0386
Kar@remsonaquatics.com

TODAY'S DATE: 10/06/2016

MAINTENANCE EVENT DATE 10/07/2016

TO: South Shore CDD

Description

Remson Aquatics, LLC conducted a routine Maintenance Event in your community on 10/06/2016. The herbicides applied to the pond's edge were as follows; Aquaneat, Reward, and Hydrotholl. For the control of shoreline vegetation an additional application of Algaecide was applied with pond dye to help the prevention of future aquatic weed recruitment. Below is a list of potential problems that may occur and/or are noticed during the Maintenance Event. You will see that the bullets are bolded and highlighted according to the occurrences observed during this dated event.

- Excessive Amounts of Litter
- Algae Blooms
- Shoreline Vegetation (I.e. Cattails, Primrose, Willow, and Torpedo Grass, Etc.)
- Emerged, Floating Vegetation (I.e. Duckweed, Giant Duckweed, and Water Millet, Etc.)
- Submerged Vegetation (I.e. Hydrilla, Common Water weed, Hornwort, Etc.)
- Water Quality Analysis, PH Levels, Dissolved Oxygen Levels Etc.
- Excessive Erosion, Proper Functioning Inlets and Outlets

Comments: The temperature rises most days in October to over 80 °F. Temperatures above 100 °F are not expected here this month. Algae blooms have subsided and the weather change will help in the control of aquatic vegetation, but litter is always a concern throughout the year.

Remson Aquatics, LLC is a licensed aquatic herbicide applicator in good standings with the State of Florida. Remson Aquatics, LLC will secure all permits and ensure work is done within State, County, and local government guidelines and policies.

Thank You for Your Business!



Waterways Report

Remson Aquatics, LLC

Service with Science!

11207 Remson Lane, Riverview, FL 33579
Phone 813-671-2851 Fax 813-671-0386
Kar@remsonaquatics.com

TODAY'S DATE: 11/29/2016

MAINTENANCE EVENT DATE 11/28/2016

TO: South Shore CDD

Description

Remson Aquatics, LLC conducted a routine Maintenance Event in your community on 11/28/2016. The herbicides applied to the pond's edge were as follows; Aquaneat, Reward, and Hydrotholl. For the control of shoreline vegetation an additional application of Algaecide was applied with pond dye to help the prevention of future aquatic weed recruitment. Below is a list of potential problems that may occur and/or are noticed during the Maintenance Event. You will see that the bullets are bolded and highlighted according to the occurrences observed during this dated event.

- Excessive Amounts of Litter
- Algae Blooms
- Shoreline Vegetation (I.e. Cattails, Primrose, Willow, and Torpedo Grass, Etc.)
- Emerged, Floating Vegetation (I.e. Duckweed, Giant Duckweed, and Water Millet, Etc.)
- Submerged Vegetation (I.e. Hydrilla, Common Water weed, Hornwort, Etc.)
- Water Quality Analysis, PH Levels, Dissolved Oxygen Levels Etc.
- Excessive Erosion, Proper Functioning Inlets and Outlets

Comments: Maximum temperature for November is about 80 degrees Fahrenheit. We've had 5 total days of rain in November.

Remson Aquatics, LLC is a licensed aquatic herbicide applicator in good standings with the State of Florida. Remson Aquatics, LLC will secure all permits and ensure work is done within State, County, and local government guidelines and policies.

Thank You for Your Business!