



Rizzetta & Company

# **South Shore Corporate Park Industrial Community Development District**

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**Board of Supervisors' Meeting &  
Audit Committee Meeting  
October 4, 2017**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

[www.southshorecdd.org](http://www.southshorecdd.org)

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

**October 4, 2017 at 10:00 a.m.**

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

<b>District Board of Supervisors</b>	Mike Harryman Douglas Dieck John Tipton Brian Devlin John Carnesale	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Christine Perkins	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Dave Kemper	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 **10:00 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) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, 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**

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

September 26, 2017

**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, October 4, 2017 at 10:00 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 these meetings:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Audit Committee Meeting held on July 5, 2017 ..... Tab 1
  - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 5, 2017 ..... Tab 2
  - C. Consideration of Operations & Maintenance Expenditures For June 2017 through August 2017..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2017-15, Investment Guidelines Policy ..... Tab 4
  - B. Discussion of Notice of Intent to Close Site ..... Tab 5
- 5. STAFF REPORTS**
  - A. Aquatic Maintenance
    1. Presentation of August 2017, Remson Aquatics Waterway Report ..... Tab 6
  - B. Landscape & Irrigation Maintenance
    1. Consideration of Proposal for Upgrading Central Controller to Baseline 3200 ..... Tab 7
  - 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.

With Warm Regards,

*Christine Perkins*

Christine Perkins  
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 Audit Committee meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, July 5, 2017 at 9:01 a.m.** at the office of Ryan Companies US, Inc., located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

Present and constituting a quorum were:

Mike Harryman	<b>Committee Member</b>
John Tipton	<b>Committee Member</b>
Brian Devlin	<b>Committee Member</b>
John Carnesale	<b>Committee Member</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping Green &amp; Sams (via phone)</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No Audience members were present.

**THIRD ORDER OF BUSINESS**

**Ranking of Audit Proposals**

Discussion ensued regarding the audit proposal ranking criteria and the proposers' ability of personnel, experience, understanding the scope of services, ability to furnish required services, and price. The Audit Committee collectively conferred on one final ranking sheet and tallied the totals of the scores. The results of the scores out of a possible 100 were: Carr Riggs & Ingram, 96; Grau & Associates, 97; McDirmit Davis, 99.

**FOURTH ORDER OF BUSINESS**

**Recommendation to Board Supervisors**

Based on the rankings as identified by the Audit Committee of the South Shore Corporate Park Industrial Community Development District, the recommendation to the Board of Supervisors is to approve the firm McDirmit Davis to provide auditing services for the district for FY 2017, 2018, & 2019.

<p>On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Audit Committee recommended McDirmit &amp; Davis to provide auditing services for the South Shore Corporate Park Industrial Community Development District.</p>
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**SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT**

**July 5, 2017 - Minutes of Meeting**

**Page 2**

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**FIFTH ORDER OF BUSINESS**

**Adjournment**

<p>On a Motion by Mr. Devlin, seconded by Mr. Harryman, with all in favor, the Audit Committee adjourned the meeting at 9:09 a.m. for South Shore Corporate Park Industrial Community Development District.</p>
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Secretary / Assistant Secretary

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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 Regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, July 5, 2017 at 9:10 a.m.** at the office of Ryan Companies US, Inc., located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

Present and constituting a quorum were:

Mike Harryman	<b>Board Supervisor, Chairman</b>
John Tipton	<b>Board Supervisor, Assistant Secretary</b>
John Carnesale	<b>Board Supervisor, Assistant Secretary</b>
Brian Devlin	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, HGS (via phone)</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit Committee  
Meeting held on May 3, 2017**

<p>On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Audit Committee meeting held on May 3, 2017 as presented for the South Shore Corporate Park Industrial Community Development District.</p>
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**SOUTH SHORE CORPORATE PARK INDUSTRIAL  
COMMUNITY DEVELOPMENT DISTRICT**

**July 5, 2017 - Minutes of Meeting**

**Page 2**

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Regular Board of  
Supervisors' Meeting held on May 3, 2017**

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on May 3, 2017 as presented for the South Shore Corporate Park Industrial Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance  
Expenditures for April & May 2017**

On a Motion by Mr. Harryman, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for April 2017 (\$6,451.88) & May 2017 (\$12,982.29) as presented for the South Shore Corporate Park Industrial Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2017/2018 Final Budget**

On a Motion by Mr. Carnesale, seconded by Mr. Devlin, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2017/2018 Budget for the South Shore Corporate Park Industrial Community Development District.

No audience members were present for public comment.

On a Motion by Mr. Devlin, seconded by Mr. Tipton, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2017/2018 Budget for the South Shore Corporate Park Industrial Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-11, Adopting Fiscal  
Year 2017/2018 Final Budget**

Ms. Perkins presented and reviewed the fiscal year 2017/2018 final budget.

On a Motion by Mr. Harryman, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved Resolution 2017-11, Adopting Fiscal Year 2017/2018 Final Budget (\$184,275.00) for the South Shore Corporate Park Industrial Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-12, Imposing Special  
Assessments and Certifying an Assessment Roll**

On a Motion by Mr. Harryman, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved Resolution 2017-12, Imposing Special Assessments and Certifying an Assessment Roll as amended for the South Shore Corporate Park Industrial Community Development District.

**NINTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2015/2016 Financial Audit**

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the Financial Audit for the Fiscal Year 2015/2016 for the South Shore Corporate Park Industrial Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-13, Setting the Meeting Schedule for Fiscal Year 2017/2018**

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2017-13, Setting the Meeting Schedule for Fiscal Year 2017/2018 for the South Shore Corporate Park Industrial Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-14, Re-designation Assistant Treasurer**

On a Motion by Mr. Harryman, seconded by Mr. Carnesale, with all in favor, the Board of Supervisors approved Resolution 2017/14, Re-designation of Assistant Treasurer for the South Shore Corporate Park Industrial Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Impact Fee Credits**

Ms. Mackie led the Board in discussion regarding impact fee credits generated from the project, and presented options to the Board for consideration. It was the consensus of the Board, under the advisement of counsel, to leave the impact fee credits with the developer, South Shore LLC.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors authorized a motion to draft an amended promissory note regarding impact fee credits between the developer, South Shore LLC, and the district for Board consideration for South Shore Corporate Park Industrial Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. Aquatics Manager**  
Not present.
  
- B. Native Son Landscaping**  
Not present.
  
- C. District Counsel**  
No report, other than a reminder about the audit committee's recommendation.

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors authorized a motion to accept the Audit Committee's Recommendation of McDirmit Davis to provide auditing services for FY 2017, 2018, & 2019 for the South Shore Corporate Park Industrial Community Development District.

**D. District Engineer**

Not present.

**E. District Manager**

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting would be held on August 2, 2017 at 10:00 a.m. at the office of Ryan Companies, located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Carnesale inquired about the possibility of moving forthcoming Board meetings to 10:00 AM in lieu of 9:00 AM. There were no objections.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

<p>On a Motion by Mr. Carnesale, seconded by Mr. Devlin, with all in favor, the Board of Supervisors adjourned the meeting at 9:32 a.m. for South Shore Corporate Park Industrial Community Development District.</p>
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Secretary / Assistant Secretary

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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 June 2017 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2017 through June 30, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,314.28**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# South Shore Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2017 Through June 30, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates	000607	15735	Audit for FYE 09/30/16	\$ 2,600.00
Hopping Green & Sams	000618	94294	General Monthly Legal Services 05/17	\$ 635.00
Irrigation Technical Services, Inc.	000615	22450	Planned Maintenance and Repairs 05/17	\$ 767.15
Irrigation Technical Services, Inc.	000619	22483	Install jockey liquid end per agreement	\$ 3,993.49
M.C. Building Services, LLC	000608	3813	Electrical Services	\$ 225.00
Native Son Landscaping, LLC	000609	3214	Lawn Maintenance Service-N Roadway 09/16	\$ 1,399.00
Native Son Landscaping, LLC	000620	4943	Monthly Lawn Maintenance Service 06/17	\$ 3,440.00
Native Son Landscaping, LLC	000620	4944	Lawn Maintenance Service-N Roadway 06/17	\$ 1,399.00
Remson Aquatics, LLC	000610	1093053	Lake Maintenance 05/17	\$ 295.00
Rizzetta & Company, Inc.	000611	INV0000024271	District Management Fees 06/17	\$ 850.00
Rizzetta Technology Services	000612	INV00000002416	Website Hosting Services 06/17	\$ 100.00
Stantec Consulting Services Inc.	000613	1084965	2016 WUP Monitoring	\$ 241.00
Stantec Consulting Services Inc.	000616	1212161	2017 WUP Monitoring	\$ 900.00
TECO	000614	211010133950	351 30 ST NE 05/17	\$ 3,770.34
Times Publishing Company	000617	482423 06/16/17	Ad #482423	\$ <u>699.30</u>
Report Total				\$ <u><u>21,314.28</u></u>

# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD  
12750 Citrus Park Lane, Suite 115  
Tampa, FL 33625

Invoice No. 15735  
Date 06/01/2017

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SERVICE	AMOUNT
Audit FYE 09/30/2016	\$ <u>2,600.00</u>
Current Amount Due	\$ <u>2,600.00</u>

RECEIVED  
JUN 6 4 2017

Approved CP Date 6/5/17  
Entered JUN - 5 2017  
ind 001 GL 51300 003202

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,600.00	0.00	0.00	0.00	0.00	2,600.00

Payment due upon receipt.

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

June 19, 2017

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

Bill Number 94294  
Billed through 05/31/2017

**General Counsel**

**SSCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

04/28/17	CNG	Research and analyze public records fees regarding Rizzetta.	0.10 hrs
05/02/17	TFM	Review agenda package and prepare for Board meeting.	1.00 hrs
05/03/17	TFM	Prepare for and attend board meeting by phone; follow-up from meeting.	1.00 hrs
05/08/17	TFM	Review ad for audit meeting and budget hearing and confer with Wilbourn regarding same.	0.20 hrs
05/09/17	DGW	Revise and disseminate budget and audit hearing notice; communications with District Manager.	0.80 hrs
05/11/17	TFM	Confer with Holloway regarding budget notice.	0.20 hrs
Total fees for this matter			\$635.00

**MATTER SUMMARY**

Gates, Clark N.	0.10 hrs	190 /hr	\$19.00
Wilbourn, David - Paralegal	0.80 hrs	125 /hr	\$100.00
Mackie, A.Tucker Frazee	2.40 hrs	215 /hr	\$516.00

TOTAL FEES \$635.00

**TOTAL CHARGES FOR THIS MATTER** **\$635.00**

**BILLING SUMMARY**

Gates, Clark N.	0.10 hrs	190 /hr	\$19.00
Wilbourn, David - Paralegal	0.80 hrs	125 /hr	\$100.00
Mackie, A.Tucker Frazee	2.40 hrs	215 /hr	\$516.00

TOTAL FEES \$635.00



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**TOTAL CHARGES FOR THIS BILL**

**\$635.00**

**Please include the bill number on your check.**

CP JUN 23 2017  
6/28/17  
JUN 26 2017  
001 5140 3107



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

# Service Invoice

Invoice#: 22450  
 Date: 05/25/2017  
 Record#: 19747

**Billed To:** South Shore Corp. Park-Common  
 South Shore Corporate Park-CDD  
 9428 Camden Field Parkway  
 Riverview FL 33578

**Project:** South Shore Corporate Park  
 351 30th St. NE  
 Ruskin FL 33570

**Due Date:** 06/25/2017

**Employee:**

**Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		May 2017 PM	1.0000	506.250000	506.25	N
	10013	Rainbird decoder- 1 station	2.0000	107.745000	215.49	N
	10068	PGP Ultra, 6" Adj Arc	1.0000	19.000000	19.00	N
	12988	NOZZLE 12' QTR CIR	1.0000	1.770000	1.77	N
	8033	3M; 3M-DBY; 3M DBR	8.0000	3.080000	24.64	N

**Notes:**

May 2017 PM including repairs.

MAY 25 2017  
 CP 5/30/17  
 MAY 25 2017  
 001 53900 4609

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:	767.15
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>767.15</b>



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

# Service Invoice

Invoice#: 22483  
 Date: 06/06/2017  
 Record#: 19808

**Billed To:** South Shore Corp. Park-Common  
 South Shore Corporate Park-CDD  
 9428 Camden Field Parkway  
 Riverview FL 33578

**Project:** South Shore Corporate Park  
 351 30th St. NE  
 Ruskin FL 33570

**Due Date:** 07/06/2017

**Employee:**

**Order#:**

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Install jockey liquid end	1.0000	3,993.490000	3,993.49	N

**Notes:**

Replace 10hp jockey liquid end per agreement.

JUN -7 2017  
 CP 6/14/17  
 JUN 13 2017  
 001 53900 4614:

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:	3,993.49
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>3,993.49</b>

M.C. Building Services LLC  
917 W. Virginia Ave  
Tampa, FL 33603  
813-244-0238  
micermeno@gmail.com

# INVOICE

**BILL TO**

SouthShore CDD  
9428 Camden Field Parkway  
Riverview, FL 33578

**SHIP TO**

SouthShore CDD  
South Shore  
Ruskin, Fl

**INVOICE #** 3813

**DATE** 05/24/2017

**DUE DATE** 06/08/2017

**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>16 Electrical &amp; Lighting</b> Service call to check sign and landscape lighting. signs and landscape lights have no on or off controls. lights are on 24 hrs 7 days a week. one signs LED driver needs to be replaced All of the landscape lights need repair or to be replaced. signs and lights need to be placed on a control system so they operate only at night. Estimate and suggested provided.	1	225.00	225.00

*Handwritten notes:*  
MAY 25 2017  
CP 5/30/17  
MAY 25 2017  
001 53900 4603

**BALANCE DUE**

**\$225.00**



# Native Son Landscaping, LLC

6810 15th Street East,  
Sarasota, FL 34243  
Office: 941-727-7122 or 941-727-5891  
Website: www.NativeSonLandscape.com  
Email: info@nativesonlandscape.com

## Invoice

Bill To

Ship To

Date	Invoice #
9/1/2016	3214

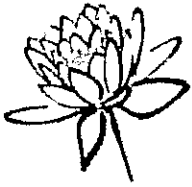
South Shore Corporate Park  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

P.O. No.
10320

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, September 2016	1,399.00	1,399.00
	<p style="text-align: right;">JUN - 1 2017</p> <p style="text-align: center;">CP      6/5/17</p> <p style="text-align: center;">JUN - 5 2017</p> <p>001      53900      4604</p>		

South Shore

<b>Total</b>	\$1399.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1399.00



# Native Son Landscaping, LLC

6810 15th Street East,  
Sarasota, FL 34243  
Office: 941-727-7122 or 941-727-5891  
Website: www.NativeSonLandscape.com  
Email: info@nativesonlandscape.com

## Invoice

Bill To

Ship To

Date	Invoice #
6/1/2017	4943

South Shore Corporate Park  
5844 Old Pasco Rd., Ste. 100  
Wesley Chapel, FL 33544

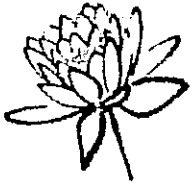
South Shore Corporate Park  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

P.O. No.
10320

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, June, 2017	2,800.00	2,800.00
1	Lawn Maintenance Service - Additional, June 2017	640.00	640.00
<p>JUN - 1 2017  CP 6/5/17  JUN - 5 2017  001 53900 4604</p>			

South Shore

<b>Total</b>	\$3440.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3440.00



# Native Son Landscaping, LLC

6810 15th Street East,  
Sarasota, FL 34243  
Office: 941-727-7122 or 941-727-5891  
Website: www.NativeSonLandscape.com  
Email: info@nativesonlandscape.com

## Invoice

Bill To

Ship To

Date	Invoice #
6/1/2017	4944

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

P.O. No.
10320

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, June 2017	1,399.00	1,399.00
<p>JUN - 1 2017</p> <p>CP 6/5/17</p> <p>JUN - 5 2017</p> <p>001 53900 4604</p>			

South Shore

<b>Total</b>	\$1399.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1399.00

# Invoice



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

Date	Invoice #
5/15/2017	1093053

MAY 17 2017

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered \_\_\_\_\_

Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_

Check# \_\_\_\_\_

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

TERMS  
 NET 30 DAYS

Description	Amount
Monthly Maintenance of waterways within the commerce park. Service Provided-05/12/2017           <div style="text-align: right; margin-right: 50px;">                         MAY 18 2017  <i>CP</i>      <u>5/22/17</u>                          MAY 18 2017  <u>001    53800    4602</u> </div>	295.00

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.

<b>Total</b>	<b>\$295.00</b>
--------------	-----------------



Rizzetta & Company, Inc.  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
6/1/2017	INV0000024271

**Bill To:**

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

Services for the month of	Terms	Client Number
June	Upon Receipt	00857

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$500.00	\$500.00
Accounting Services 3201	1.00	\$250.00	\$250.00
Financial Consulting Services 3111	1.00	\$100.00	\$100.00
<p>MAY 30 2017</p> <p>CP 5/30/17</p> <p>MAY 30 2017</p> <p>001 51300 see above</p>			
<b>Subtotal</b>			\$850.00
<b>Total</b>			\$850.00

Rizzetta Technology Services  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

Invoice

Date	Invoice #
6/1/2017	INV0000002416

Bill To:

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

Services for the month of	Terms	Client Number
June		00857

Description	Qty	Rate	Amount
EEmail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p>MAY 30 2017            CP 5/30/17            MAY 30 2017            001 5/300 5103</p>			

<b>Subtotal</b>	\$100.00
<b>Total</b>	\$100.00



INVOICE

**PAST DUE**  
PLEASE SEND PAYMENT

Invoice Number 1084965  
Invoice Date August 12, 2016  
Customer Number 83545  
Project Number 215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Matt Huber  
c/o Rizzetta  
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:** SSCP - CDD Ph 2 Inspection

**Stantec Project Manager:** Kemper, David A  
**Stantec Office Location:** Tampa FL  
**Current Invoice Due:** \$241.00  
**For Period Ending:** August 5, 2016

**email invoice to:** SOram@rizzetta.com  
**Include:** Billing Summary

Please contact Debra Jones if you have any questions concerning this invoice.  
Phone: (239) 649-4040 Fax: (239) 643-5716 E-mail: debra.jones@stantec.com  
\*\* PLEASE INCLUDE INVOICE # WITH PAYMENT \*\*  
Thank you.

JUN -6 2017  
CP 6/6/17  
JUN -6 2017  
001 51300 3103

INVOICE

Invoice Number

1084965

Project Number

215611917

**Top Task 732                      2016 WUP Monitoring**

Progress Charge

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 58.00 % Complete	696.00	500.00	196.00
<b>Progress Charge Subtotal</b>			<u><u>196.00</u></u>

**Top Task 732 Total** **196.00**

**Top Task 740                      CDD Public Facility Report 2014**

Professional Services

Billing Level

	Hours	Rate	Current Amount
Level 05			
Nurse, Vanessa M	0.50	90.00	45.00
	<u>0.50</u>		<u>45.00</u>
<b>Professional Services Subtotal</b>	<u>0.50</u>		<u>45.00</u>

**Top Task 740 Total** **45.00**

Total Fees & Disbursements \$241.00

**INVOICE TOTAL (USD)** \$241.00

Invoice Number 1212161  
Invoice Date June 15, 2017  
Customer Number 83545  
Project Number 215611917

**Bill To**

South Shore Corporate Park Ind CDD  
Matt Huber  
c/o Rizzetta  
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:** SSCP - CDD Ph 2 Inspection

**Stantec Project Manager:** Kemper, David A  
**Stantec Office Location:** Tampa FL  
**Current Invoice Due:** \$900.00  
**For Period Ending:** June 9, 2017

---

**email invoice to:** CPerkins@rizzetta.com  
**Copy invoice to:** SSarango@rizzetta.com  
**Include:** Billing Summary

Please contact Debra Jones if you have any questions concerning this invoice.  
Phone: (239) 649-4040 Fax: (239) 643-5716 E-mail: debra.jones@Stantec.com  
\*\* PLEASE INCLUDE INVOICE # WITH PAYMENT \*\*  
Thank you.

JUN 20 2017

JUN 20 2017

001 53800 4607

INVOICE

Invoice Number

1212161

Project Number

215611917

---

**Top Task 733                      2017 WUP Monitoring**

Progress Charge

	<b>Total Invoiced</b>	<b>Previously Invoiced</b>	<b>Current Amount</b>
1,800.00 X 50.00 % Complete	900.00	0.00	900.00
<b>Progress Charge Subtotal</b>			<b>900.00</b>

---

**Top Task 733 Total** **900.00**

---

Total Fees & Disbursements \$900.00

**INVOICE TOTAL (USD)** **\$900.00**

---

---

Statement Date: 05/26/2017  
Account: 211010133950

SOUTH SHORE CORP PK CDD  
C/O RIZZETTA ASSOCIATES  
351 30TH ST NE  
RUSKIN, FL 33570-5100

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Current month's charges due:	06/16/2017

**Your Account Summary**

Previous Amount Due	\$3,770.34
Payment(s) Received Since Last Statement	-\$3,770.34
Current Month's Charges Due By 06/16/2017	\$3,770.34
<b>Total Amount Due</b>	<b>\$3,770.34</b>

RECEIVED  
JUN 07 2017  
VM approval CP Date 6/5/17  
ate entered JUN - 5 2017  
und 001 GL 53100 00 4307  
Thank u

**Get updates on your service**

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0000547-0011548-Page 1 of 4

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Follow us and we'll keep you posted**



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[facebook.com/tampaelectric](https://facebook.com/tampaelectric)

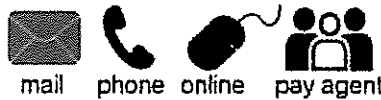


[youtube.com/tecoenergyinc](https://youtube.com/tecoenergyinc)

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Current month's charges due:	06/16/2017
Amount Enclosed	\$

674839569706

0000547 01 AB 0 40 33614 FTECO105261723454410 09000 06 01000000 010 00 40824 002



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA ASSOCIATES  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211010133950  
**Statement Date:** 05/26/2017  
**Current month's charges due** 06/16/2017

**Details of Charges – Service from 04/22/2017 to 05/22/2017**

Service for: 351 30TH ST NE, RUSKIN, FL 33570-5100

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 31 days**

Lighting Energy Charge	10986 kWh @ \$0.03224/kWh	\$354.19
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.02916/kWh	\$320.35
Florida Gross Receipt Tax		\$17.30
<b>Lighting Charges</b>		<b>\$3,770.34</b>

**Total Current Month's Charges** **\$3,770.34**

000055-47-0011589- Page 3 of 4

**Important Messages**

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil\* 47%
- Coal 41%
- Purchased Power 12%
- \*Oil makes up less than 1%.







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

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

## **Operation and Maintenance Expenditures July 2017 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2017 through July 31, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,853.70**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# South Shore Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2017 Through July 31, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John Tipton	000625	JT070517	Board of Supervisors Meeting 07/05/17	\$ 200.00
M.C. Building Services, LLC	000626	3852	Electrical Services	\$ 3,508.36
Native Son Landscaping, LLC	000627	5158	Monthly Lawn Maintenance Service 07/17	\$ 3,440.00
Native Son Landscaping, LLC	000627	5159	Lawn Maintenance Service-No Roadway 07/17	\$ 1,399.00
Remson Aquatics, LLC	000621	1093136	Lake Maintenance 06/17	\$ 295.00
Rizzetta & Company, Inc.	000622	INV0000024966	District Management Fees 07/17	\$ 850.00
Rizzetta Technology Services	000623	INV00000002496	Website Hosting Services 07/17	\$ 100.00
TECO	000624	211010133950 06/17	351 30 ST NE 06/17	\$ 3,770.34
Times Publishing Company	000628	Ad 498310	Ad #498310 7/14/17	\$ 291.00
Report Total				<u>\$ 13,853.70</u>

**SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: July 5, 2017

Name of Board Supervisor	Check if present	Check if paid
Doug Dieck		
Brian Devlin		
John Tipton	✓	x
Mike Harryman		
John Carnesale		

Date Rec'd Rizzetta & Co., Inc. JUL - 5 2017

D/M approval CP Date 7/11/17

Date entered JUL 11 2017

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

**EXTENDED MEETING TIMECARD**

Meeting Start Time:		
Meeting End Time:		
Total Meeting Time:		

Time Over \_\_\_\_\_ () Hours: \_\_\_\_\_

Total at \$175 per Hour: \_\_\_\_\_

Bill Client for above?	yes
Accumulate for future billing?	yes

DM Signature: *Christine Perrins*

M.C. Building Services LLC  
917 W. Virginia Ave  
Tampa, FL 33603  
813-244-0238  
mlcermeno@gmail.com

# INVOICE

**BILL TO**  
SouthShore CDD  
9428 Camden Field Parkway  
Riverview, FL 33578

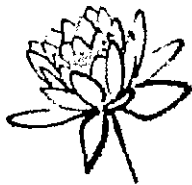
**SHIP TO**  
SouthShore CDD  
South Shore  
Ruskin, FL

**INVOICE #** 3852  
**DATE** 07/03/2017  
**DUE DATE** 07/18/2017  
**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>16 Electrical &amp; Lighting</b> Provide and install time clock to operate the sign lights and the landscape lights. Currently lights are on 24/7.  Provide and install LED drivers to West sign.  Provide and install 6-new RAB LED flood lights	1	3,508.36	3,508.36

Date Rec'd Rizzetta & Co., Inc. ~~JUL 5 2017~~  
D/M approval CP Date 7/11/17  
Date entered JUL 11 2017  
Fund 001 GL 53900 OC 4603  
Check # \_\_\_\_\_

BALANCE DUE **\$3,508.36**



# Native Son Landscaping, LLC

6810 15th Street East,  
Sarasota, FL 34243  
Office: 941-727-7122 or 941-727-5891  
Website: www.NativeSonLandscape.com  
Email: info@nativesonlandscape.com

## Invoice

Bill To

Ship To

Date	Invoice #
7/1/2017	5158

South Shore Corporate Park  
5844 Old Pasco Rd., Ste. 100  
Wesley Chapel, FL 33544

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

P.O. No.
10320

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, July, 2017	2,800.00	2,800.00
1	Lawn Maintenance Service - Additional, July 2017	640.00	640.00
<p>Date Rec'd Rizzetta &amp; Co., inc. <u>JUL - 3 2017</u>            O/M approval <u>CP</u> Date <u>7/5/17</u>            Date entered <u>JUL - 3 2017</u>            Fund <u>001</u> <u>GLS3900</u> <u>OC 4604</u>            Check # _____</p>			

South Shore

<b>Total</b>	\$3440.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3440.00



# Native Son Landscaping, LLC

6810 15th Street East,  
Sarasota, FL 34243  
Office: 941-727-7122 or 941-727-5891  
Website: www.NativeSonLandscape.com  
Email: info@nativesonlandscape.com

## Invoice

Bill To

Ship To

Date	Invoice #
7/1/2017	5159

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

P.O. No.
10320

Quantity	Description	Rate	Amount
1	Lawn Maintenance Service, July 2017  Date Rec'd Rizzetta & Co., Inc. <u>JUL - 3 2017</u> D/M approval <u>CP</u> Date <u>7/5/17</u> <u>JUL - 3 2017</u> Date entered _____ Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	1,399.00	1,399.00

South Shore

<b>Total</b>	\$1399.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1399.00

# Invoice



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

Date	Invoice #
6/12/2017 JUN 12 2017	1093136

Date Rec'd Rizzetta & Co., Inc. 6/12/2017  
 D/M approval CP Date 6/14/17  
 Date entered JUN 13 2017  
 Fund 001 GL 53800 OC 4(202)  
 Check# \_\_\_\_\_

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

TERMS  
 NET 30 DAYS

Description	Amount
June Lake Maintenance Service Provided-06/06/2017	295.00

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.

<b>Total</b>	\$295.00
--------------	----------



**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
7/1/2017	INV0000024966

**Bill To:**

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

Services for the month of	Terms	Client Number
July	Upon Receipt	00857

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$500.00	\$500.00
Accounting Services 3201	1.00	\$250.00	\$250.00
Financial Consulting Services 3111	1.00	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>JUN 30 2017</u> D/M approval <u>CP</u> Date <u>7/5/17</u> Date entered <u>JUN 30 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>see above</u> Check # _____			
<b>Subtotal</b>			\$850.00
<b>Total</b>			\$850.00

Rizzetta Technology Services  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

Invoice

Date	Invoice #
7/1/2017	INV0000002496

Bill To:

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

Services for the month of	Terms	Client Number
July		00857

Description	Qty	Rate	Amount
EEmail Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p>JUN 28 2017            CP 7/5/17            JUN 30 2017            001 51300 5103</p>			

<b>Subtotal</b>	\$100.00
<b>Total</b>	\$100.00

Statement Date: 06/27/2017  
Account: 211010133950

SOUTH SHORE CORP PK CDD  
C/O RIZZETTA ASSOCIATES  
351 30TH ST NE  
RUSKIN, FL 33570-5100

**Current month's charges:** \$3,770.34  
**Total amount due:** \$3,770.34  
**Current month's charges due:** 07/18/2017

**Your Account Summary**

Previous Amount Due \$3,770.34  
Payment(s) Received Since Last Statement -\$3,770.34  
Current Month's Charges Due By 07/18/2017 \$3,770.34  
**Total Amount Due \$3,770.34**

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval CP Date 7/11/17  
Date entered JUL 11 2017  
Fund 001 GL 53100 OC 4307  
Check # \_\_\_\_\_



A TAMPA ELECTRIC PROGRAM

Advanced surge protection  
for your home and business.

**877 SURGE 22 (877-787-4322)**

00005469-0011308-Page 1 of 4

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into [tecoaccount.com](http://tecoaccount.com) or visit [tampaelectric.com/business](http://tampaelectric.com/business) and select *Pay Your Bill*.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211010133950

**Current month's charges:** \$3,770.34  
**Total amount due:** \$3,770.34  
**Current month's charges due:** 07/18/2017

**Amount Enclosed \$**

671135882021

00005469 01 AB 0 40 33614 FTECO166281700285610 00000 06 01000000 000 00 40949 002



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA ASSOCIATES  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211010133950  
**Statement Date:** 06/27/2017  
**Current month's charges due** 07/18/2017

**Details of Charges – Service from 05/23/2017 to 06/21/2017**

Service for: 351 30TH ST NE, RUSKIN, FL 33670-5100

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 30 days**

Lighting Energy Charge	10986 kWh @ \$0.03224/kWh	\$354.19
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.02916/kWh	\$320.35
Florida Gross Receipt Tax		\$17.30
<b>Lighting Charges</b>		<b>\$3,770.34</b>
<b>Total Current Month's Charges</b>		<b>\$3,770.34</b>

00005466-0011209-Page 3 of 4

**Important Messages**

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**Fuel sources We Use to Serve You**

For the 12-month period ending March 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil\* 47%
- Coal 41%
- Purchased Power 12%
- \*Oil makes up less than 1%.





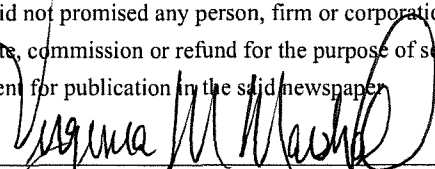
# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

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 CDD** was published in **Tampa Bay Times: 7/14/17**, 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.

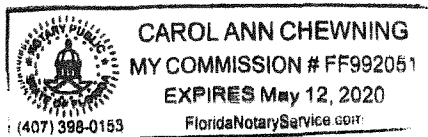
  
\_\_\_\_\_  
Signature of Affiant

Sworn to and subscribed before me this 07/14/2017.

\_\_\_\_\_  
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 August 2, 2017 at 10:00 a.m. at the office of Ryan Companies, located at 201 N. Franklin Street, Suite 3500, 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 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Board Supervisors, staff, members of the Audit Committee, or other individuals 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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, 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.

South Shore  
Corporate Park Industrial CDD  
Christine Perkins, District Manager  
(498310) 07/14/2017

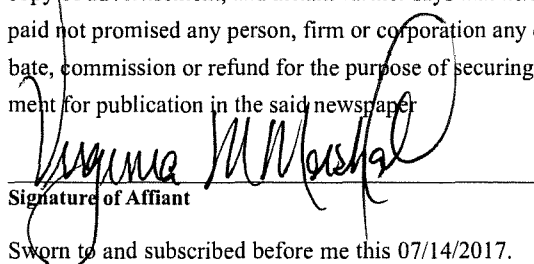
# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

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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 07/14/2017.

  
\_\_\_\_\_  
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 August 2, 2017 at 10:00 a.m. at the office of Ryan Companies, located at 201 N. Franklin Street, Suite 3500, 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 9428 Camden Field Parkway, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Board Supervisors, staff, members of the Audit Committee, or other individuals 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) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, 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.

South Shore  
Corporate Park Industrial CDD  
Christine Perkins, District Manager  
(498310) 07/14/2017

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

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## **Operation and Maintenance Expenditures August 2017 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2017 through August 31, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,496.81**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



# South Shore Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2017 Through August 31, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Finn Outdoor, LLC	000634	2059	3rd Quarterly Maintenance Q3 2017	\$ 625.00
Hopping Green & Sams	000635	95218	General Monthly Legal Services 06/17	\$ 635.00
Irrigation Technical Services, Inc.	000629	22506	Planned Maintenance and Repairs 06/17	\$ 909.59
Irrigation Technical Services, Inc.	000629	22519	Planned Maintenance and Repairs 07/17	\$ 1,016.88
Remson Aquatics, LLC	000630	1093273	Lake Maintenance 07/17	\$ 295.00
Remson Aquatics, LLC	000636	1093400	Lake Maintenance 08/17	\$ 295.00
Rizzetta & Company, Inc.	000631	INV0000025560	District Management Fees 08/17	\$ 850.00
Rizzetta Technology Services	000632	INV0000000258 2	Website Hosting Services 08/17	\$ 100.00
TECO	000633	211010133950 07/17	351 30th ST NE 07/17	\$ <u>3,770.34</u>
<b>Report Total</b>				<b>\$ <u>8,496.81</u></b>

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 # 2059

DATE 08/05/2017

DUE DATE 08/05/2017

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Exotic Species Removal 3rd Quarterly Maintenance event. Q3 2017.	1	625.00	625.00

BALANCE DUE

**\$625.00**

RECEIVED

AUG 09 2017

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval CP Date 8/14/17

Date entered AUG 14 2017

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

===== STATEMENT =====

July 31, 2017

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

Bill Number 95218  
Billed through 06/30/2017

**General Counsel**

**SSCDD 00001 TFM**

**FOR PROFESSIONAL SERVICES RENDERED**

06/02/17	DGW	Draft annual budget documents.	0.50 hrs
06/05/17	SRS	Draft budget documents.	0.80 hrs
06/06/17	DGW	Disseminate annual budget documents.	0.10 hrs
06/12/17	JLG	Prepare updated response to auditor letter.	0.40 hrs
06/20/17	SRS	Review FY 2015-2016 Audit.	0.10 hrs
06/21/17	SRS	Review FY 2015-2016 Audit; confer with Mackie regarding same.	2.00 hrs
06/23/17	TFM	Confer with Dieck and Williams regarding impact fees.	0.80 hrs
06/26/17	TFM	Confer with Perkins; review draft agenda and provide comments.	0.80 hrs
06/28/17	TFM	Review agenda package.	0.40 hrs
06/28/17	SSW	Research implementation of Senate Bill 80 amending public records law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,115.00

**MATTER SUMMARY**

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Gillis, Jennifer L. - Legal Assistant	0.40 hrs	100 /hr	\$40.00
Sandy, Sarah R.	2.90 hrs	190 /hr	\$551.00
Warren, Sarah S.	0.10 hrs	190 /hr	\$19.00
Mackie, A.Tucker Frazee	2.00 hrs	215 /hr	\$430.00

TOTAL FEES

\$1,115.00

**TOTAL CHARGES FOR THIS MATTER**

-----  
**\$1,115.00**

**BILLING SUMMARY**

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Gillis, Jennifer L. - Legal Assistant	0.40 hrs	100 /hr	\$40.00
Sandy, Sarah R.	2.90 hrs	190 /hr	\$551.00
Warren, Sarah S.	0.10 hrs	190 /hr	\$19.00
Mackie, A.Tucker Frazee	2.00 hrs	215 /hr	\$430.00

TOTAL FEES \$1,115.00

**TOTAL CHARGES FOR THIS BILL \$1,115.00**

**Please include the bill number on your check.**

Date Rec'd Rizzetta & Co., Inc. AUG 07 2017  
D/M approval CP Date 8/14/17  
Date entered AUG 14 2017  
Fund 001 GL 51400 OC 3107  
Check# \_\_\_\_\_



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

# Service Invoice

Invoice#: 22506  
 Date: 07/07/2017  
 Record#: 19818

**Billed To:** South Shore Corp. Park-Common  
 South Shore Corporate Park-CDD  
 9428 Camden Field Parkway  
 Riverview FL 33578

**Project:** South Shore Corporate Park  
 351 30th St. NE  
 Ruskin FL 33570

Due Date: 08/07/2017

Employee: 26054  
 Joan Del Valle Cruz

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		June 2017 PM	1.0000	909.590000	909.59	N

Notes:  
 June 2017 PM

JUL - 6 2017

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval CP Date 7/11/17  
 Date entered JUL 11 2017  
 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:	909.59
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>909.59</b>

Irrigation Technical Services,

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

Service Invoice

Invoice#: 22519

Date: 07/28/2017

Record#: 20011

**Billed To:** South Shore Corp. Park-Common  
South Shore Corporate Park-CDD  
9428 Camden Field Parkway  
Riverview FL 33578

**Project:** South Shore Corporate Park  
351 30th St. NE  
Ruskin FL 33570

Due Date: 08/28/2017

Employee: 26054  
Joan Del Valle Cruz

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		July 2017 PM	1.0000	905.590000	905.59	N
	10013	Rainbird decoder- 1 station	1.0000	107.745000	107.75	N
	12987	NOZZLE 12' HALF CI	2.0000	1.770000	3.54	N

Notes:

July 2017 PM

ITS found valve 24 failed which will require replacement. In addition, a decoder for station 15 failed, as well and one nozzle on zone 9 and one nozzle on zone 13.

ITS will be back to replace the valve on Zone 24; it had to be ordered.

Date Rec'd Rizzetta & Co., Inc. JUL 28 2017  
D/M approval CP Date 7/31/17  
Date entered JUL 28 2017  
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

Non-Taxable Amount:	1,016.88
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>1,016.88</b>

Thank you for your prompt payment!

# Invoice



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

Date	Invoice #
7/19/2017	1093273

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

TERMS  
 NET 30 DAYS

Description	Amount
July Lake Maintenance Service Provided-07/19/2017  <div style="text-align: right; margin-right: 100px;">                         JUL 24 2017                          Date Rec'd Rizzetta &amp; Co., Inc. _____                          D/M approval <u>CP</u> Date <u>7/31/17</u>                          Date entered <u>JUL 27 2017</u>                          Fund <u>001</u> GL <u>5380000.4602</u>                          Check# _____                     </div>	295.00

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.

<b>Total</b>	<b>\$295.00</b>
--------------	-----------------

# Invoice



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

Date	Invoice #
8/24/2017	1093400

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

TERMS  
 NET 30 DAYS

Description	Amount
August Lake Maintenance Service Provided-08/23/2017	295.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>AUG 25 2017</u>                      D/M approval <u>CP</u> Date <u>8/29/17</u>                      Date entered <u>AUG 28 2017</u>                      Fund <u>001</u> GL <u>53800</u> OC <u>4602</u>                      Check# _____</p>	

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.

<b>Total</b>	<b>\$295.00</b>
--------------	-----------------



**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
8/1/2017	INV0000025560

**Bill To:**

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

Services for the month of	Terms	Client Number
August	Upon Receipt	00857

Description	Qty	Rate	Amount
District Management Services <i>3101</i>	1.00	\$500.00	\$500.00
Accounting Services <i>3201</i>	1.00	\$250.00	\$250.00
Financial & Revenue Collections <i>3111</i>	1.00	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>JUL 21 2017</u> D/M approval <u>CP</u> Date <u>7/25/17</u> Date entered <u>JUL 21 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>see above</u> Check # _____			
<b>Subtotal</b>			\$850.00
<b>Total</b>			\$850.00

**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
8/1/2017	INV0000002582

**Bill To:**

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

Services for the month of	Terms	Client Number
August		00857

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>JUL 20 2017</u> D/M approval <u>CP</u> Date <u>7/25/17</u> Date entered <u>JUL 21 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____			
<b>Subtotal</b>			\$100.00
<b>Total</b>			\$100.00

SOUTH SHORE CORP PK CDD  
C/O RIZZETTA ASSOCIATES  
351 30TH ST NE  
RUSKIN, FL 33570-5100

Statement Date: 07/28/2017  
Account: 211010133950

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Current month's charges due:	08/18/2017

**Your Account Summary**

Previous Amount Due	\$3,770.34
Payment(s) Received Since Last Statement	-\$3,770.34
Current Month's Charges Due By 08/18/2017	\$3770.34
<b>Total Amount Due</b>	<b>\$3,770.34</b>

RECEIVED

AUG 03 2017

Date Rec'd Rizzetta & Co., Inc.

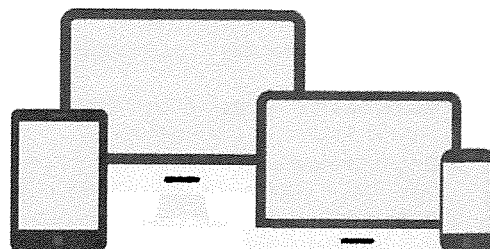
D/M approval CP Date 8/4/17

Date entered AUG 04 2017

Fund 001 GL 53100 OC 4307

Check # \_\_\_\_\_

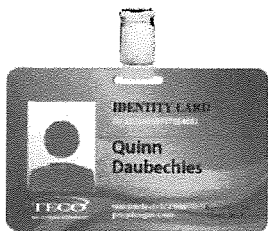
**Access your account anytime,  
anywhere from any device**



Log in to **tecoaccount.com**  
to view and pay your bill, manage  
your account and more!

0000060-0000119-Page 1 of 4

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



**Safety tip: ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of TECO, ask to see his or her company badge.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211010133950

Current month's charges:	\$3,770.34
Total amount due:	\$3,770.34
Current month's charges due:	08/18/2017
Amount Enclosed	\$ <u>3,770.34</u>

651382813778

0000060 01 AV 0 37 33614 FTECO107281723364210 00000 05 01000000 013 06 28222 002



SOUTH SHORE CORP PK CDD  
C/O RIZZETTA ASSOCIATES  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



6513828137782110101339500000003770346

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount to cover the cost of providing service to your location.

**Bright Choices<sup>SM</sup>** – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

**Budget Billing** – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Renewable Energy<sup>SM</sup>** – The amount of electricity purchased from renewable sources.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tampaelectric.com](http://tampaelectric.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit [tampaelectric.com](http://tampaelectric.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using Quick Pay at [tampaelectric.com](http://tampaelectric.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

**Account:** 211010133950  
**Statement Date:** 07/28/2017  
**Current month's charges due** 08/18/2017

**Details of Charges – Service from 06/22/2017 to 07/21/2017**

Service for: 351 30TH ST NE, RUSKIN, FL 33570-5100

**Rate Schedule: Lighting Service**

**Lighting Service Items LS-1 (Bright Choices) for 30 days**

Lighting Energy Charge	10986 kWh @ \$0.03224/kWh	\$354.19
Fixture & Maintenance Charge	105 Fixtures	\$783.08
Lighting Pole / Wire	97 Poles	\$2295.42
Lighting Fuel Charge	10986 kWh @ \$0.02916/kWh	\$320.35
Florida Gross Receipt Tax		\$17.30
<b>Lighting Charges</b>		<b>\$3,770.34</b>
<b>Total Current Month's Charges</b>		<b>\$3,770.34</b>

00000060-0000120-Page 3 of 4

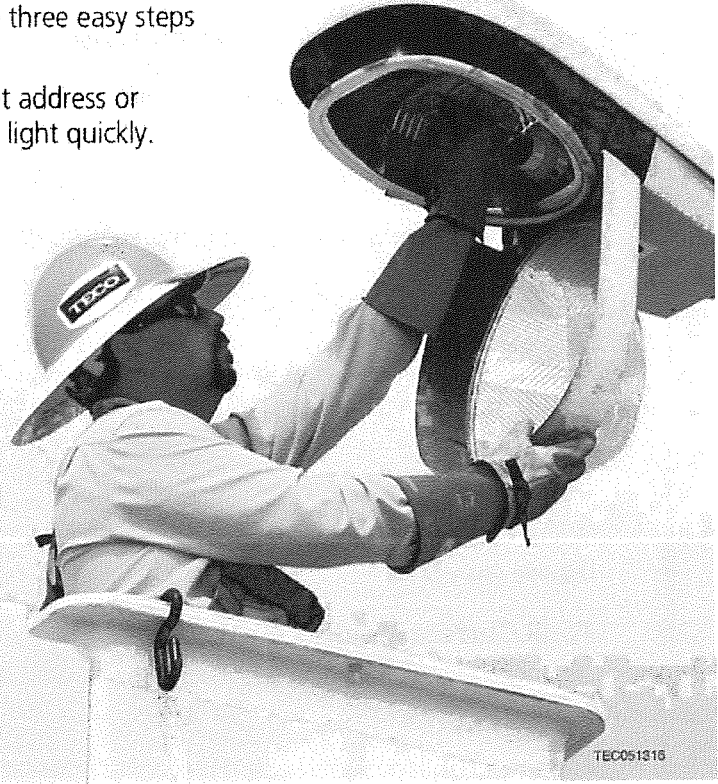


# Reporting a streetlight outage is easy

At Tampa Electric, our crews take pride in keeping the lights on for you. If you see a malfunctioning streetlight, please follow these three easy steps to notify us.

1. Make note of the pole ID number and the nearest street address or intersection to the light. This helps our crews locate the light quickly.
2. Report the light at [tampaelectric.com/ReportLight](http://tampaelectric.com/ReportLight) or call:
  - **813-223-0800** (in Hillsborough County)
  - **863-299-0800** (in Polk County)
  - **1-888-223-0800** (in Pasco and Pinellas counties)
3. Provide your contact information so we can acknowledge your request.

By letting us know when you see a malfunctioning streetlight, you can help us serve you – and the community – better.



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**MORE POWER TO YOU, TAMPA BAY®**



TEC051316

# Tab 4

**RESOLUTION 2017-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT , ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES**

**WHEREAS**, the Board of Supervisors (the “Board”) of South Shore Community Development District (the “District”) is required to adopt an investment policy in accordance with Section 218.415, Florida Statutes, as amended; and

**WHEREAS**, the Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415, Florida Statutes, as amended.

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

1. The South Shore Community Development District hereby adopts the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415, Florida Statutes, as amended.

**PASSED AND ADOPTED THIS 4<sup>TH</sup> DAY OF OCTOBER, 2017.**

ATTEST:

\_\_\_\_\_  
**SOUTH SHORE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



## **Tab 5**



September 22, 2017



South Shore Corporate Park Industrial Community Development District  
c/o Tucker Mackie  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, FL 32301-1591

**Re: Notice of Intent to Conditionally Close a Contaminated Site Using an Institutional Control – South Shore Corporate Park – Southern Portion, Part of Lot 10, South Shore Corporate Park-Phase 1B, FDEP Site # COM\_322085 / Project # 339300**

To Whom it May Concern:

You are receiving this notice because you are holder of the following recorded instrument: Notice of Establishment of the South Shore Corporate Park Industrial Community Development District recorded in O.R. Book 18536, Page 869, Public Records of Hillsborough County, Florida, dated March 26, 2008, on certain property owned by South Shore Corporate Park, LLC ("Owner").

In connection with certain environmental site rehabilitation activities on the property, the person responsible for site rehabilitation (PRSR) has requested that the Florida Department of Environmental Protection (FDEP) approve a No Further Action Proposal with Institutional Controls or with Engineering and Institutional Controls and issue a Site Rehabilitation Completion Order with controls for a contaminated site relating to this property. Owner is seeking this order in reference to FDEP Site ID # COM\_322085 / Project # 339300, South Shore Corporate Park – Southern Portion, 351 30<sup>th</sup> Street Northeast, Ruskin, Hillsborough County, Florida and intends to restrict exposure to contamination in the following manner: ground water use restriction, by reliance on existing Hillsborough County Municipal Ordinance that requires connection to municipal water.

Ryan Companies US, Inc.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415

p: 612-492-4000  
ryancompanies.com



Please contact the undersigned if you have any questions regarding this notice. In addition, you may contact Serge Kiyali of FDEP at (813) 470-5764 to discuss the status of the work. Complete copies of the No Further Action Proposal, the Hillsborough County Municipal Ordinance and the FDEP's preliminary evaluation are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m. Monday through Friday, except legal holidays at FDEP, Southwest District Office, 13051 North Telecom Parkway, Temple Terrace, FL 33637-0926 or online at <http://dwmedms.dep.state.fl.us/Oculus/servlet/login>. Please use the FDEP \_Com, Facility or Project number listed on the FDEP's preliminary evaluation to communicate with the FDEP or the online document management system (Oculus).

**Holders of recorded interests have 30 days from receipt of this notice to provide comments to the FDEP. Within the 30-day comment period, holders of recorded interests may request additional time for review. Such comments should be sent to Serge Kiyali of FDEP at 13051 North Telecom Parkway, Temple Terrace, FL 33637-0926 or [serge.kiyali@dep.state.fl.us](mailto:serge.kiyali@dep.state.fl.us).**

Sincerely,



Jon Blaha, CHMM  
Environmental Manager

cc: Serge Kiyali, FDEP  
Audra Williams, Ryan  
Doug Dieck, Ryan

## **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: 08/24/2017**

**MAINTENANCE EVENT DATE: 08/23/2017**

TO: [South Shore Corporate Park Industrial CDD](#)

### Description

Remson Aquatics, LLC conducted a routine Maintenance Event in your community on [ ]. 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.

- **Small 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: Ponds have some grass.**

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!

# **Tab 7**



3330 36th. Ave. N. St. Petersburg, Fl. 33713

(727) 521-3320

Fax: (727) 521-6219

May 5, 2017

South Shore Corporate Park CDD (Irrigation Controller)

ATTN: Christine Perkins

SERVICES

Irrigation Technical Services (ITS) hereby proposes to provide all labor and components necessary to upgrade the failing central controller to a Baseline 3200 capable of flow management of all sources on the pump station. Proposal does not include the Substation needed for the Amazon facility or the flow meter needed to identify flows utilized therein.

WARRANTY

Labor and components shall be warrantied for one (1) year.

TERMS

Total price for the referenced work is \$24,152.28. Price is valid for 30 days. *Proposal does not include subscriptions associated with Baseline services.*

A deposit of \$0.00 is due upon execution of this agreement.

Balance due of \$24,152.28 shall be due and payable within ten (10) business days of acceptance of the project's completion. Failure to inspect and approve the project within 2 business days shall constitute acceptance.

ACCEPTANCE

A handwritten signature in black ink, appearing to read 'Tave Close', is written over a horizontal line.

Tave Close

General Manager ITS

A solid horizontal line intended for a signature.

Owner/Agent

South Shore Corporate Park CDD