

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, December 6, 2017 at 10:01 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	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Devlin	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Joe Roethke	Regional District Manager, Rizzetta & Company, Inc. (via phone)
Tucker Mackie	District Counsel, Hopping Green & Sams (via phone)
Sarah Sandy	Hopping Green & Sams (via phone)
Scott Brizendine	Rizzetta & Company, Inc. (via phone)

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 July 5, 2017**

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Audit Committee meeting held on July 5, 2017 as presented for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Regular
Board of Supervisors' Meeting held on July 5,
2017**

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on July 5, 2017 as presented for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for June 2017 through October
2017**

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for June 2017 (\$21,314.28) July 2017 (\$13,853.70) August 2017 (\$8,496.81) September 2017 (\$27,050.51) & October (\$16,060.93) as presented for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Alternative Investment Guidelines Policy**

On a Motion by Mr. Dieck, seconded by Mr. Devlin, with all in favor, the Board of Supervisors adopted Resolution 2018-01, Alternative Investment Guidelines Policy for the South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the First Amendment to the
Consolidated Amended and Restated
Promissory Payment Agreement**

Ms. Mackie presented the First Amendment to the Consolidated Amended and Restated Promissory Payment Agreement to the Board, noting that the district and the developer had previously entered into a previous agreement dated January 7, 2016. Ms. Mackie reviewed the agreement, also communicating that section two outlines the principal reduction from impact-fee credits.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the First Amendment to the Consolidated Amended and Restated Promissory Payment Agreement for the South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Manager

1. Presentation of November 2017 Remson Aquatics Waterway Report

Ms. Perkins presented the November 2017 Remson Aquatics Waterway Report to the Board. Mr. Dieck inquired if there were any recommended actions at this time to combat the issues presented in the report. Ms. Perkins notated that Remson Aquatics nor Finn Outdoor raised any red flags for items requiring immediate attention at this time.

2. Presentation of South Shore Wetland Annual Report

Ms. Perkins presented the Wetland Annual Report provided by Finn Outdoor.

B. Landscape & Irrigation Maintenance

1. Consideration of Proposal for Upgrading Central Controller to Baseline 300

This Proposal was not approved by the Board.

2. Consideration of Proposal for Palm Tree Trimming, Palm Tree Removal, and Oak Tree Lifting

This Proposal was not approved by the Board.

C. District Counsel

No report.

D. District Engineer

Not present.

E. District Manager

Ms. Perkins noted that the next Special Board of Supervisors meeting would be held on December 20, 2017 at 10:00 a.m. at the office of Ryan Companies, located at 201 N. Franklin St., Suite 3500, Tampa, FL 33602.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dieck requested to notice a special meeting for Wednesday, December 27th, 2017 at 10:00 AM at the offices of Ryan Companies.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors adjourned the meeting at 10:20 a.m. for South Shore Corporate Park Industrial Community Development District.
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Secretary / Assistant Secretary


Chairman / Vice Chairman