



Rizzetta & Company

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

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**Board of Supervisors'  
Meeting**

**August 5, 2020**

**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**

<b>District Board of Supervisors</b>	Clifton Fischer	Chairman
	John Carnesale	Vice Chairman
	John Tipton	Assistant Secretary
	Joseph Urbanic	Assistant Secretary
<b>Regional District Manager</b>	Jennifer Goldyn	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Hopping Green & Sams, P.A.
<b>District Engineer</b>	Dave Kemper	Stantec

**All Cellular phones and pagers must be turned off during the meeting.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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  
COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578  
www.southshorecdd.org**

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

July 29, 2020

**FINAL 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, August 5, 2020 at 1:00 p.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150). The following is the final agenda for this meeting:

**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 Board of Supervisors' Meeting held on June 3, 2020 .....Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for May and June 2020 .....Tab 2
- 4. STAFF REPORTS**
- 5. BUSINESS ITEMS**
  - A. Consideration of Irrigation Maintenance Contract .....Tab 3
  - B. Public Hearing on FY 2020-2021 Final Budget
    1. Consideration of Resolution 2020-06, Adopting Final Budget.....Tab 4
  - C. Public Hearing on Imposing Assessments
    1. Consideration of Resolution 2020-07, Imposing Special Assessments and Certifying the Roll .....Tab 5
  - D. Consideration of Resolution 2020-08, Setting the Meeting Schedule for Fiscal Year 2020-2021 .....Tab 6
  - E. Consideration of Resolution 2020-09, Re-Designating Assistant Secretary .....Tab 7
  - F. Consideration of Disk Filter repair proposals .....Tab 8
  - G. Consideration of Audit Committee Recommendation
- 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,

*Jennifer Goldyn*

Jennifer Goldyn  
District Manager

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

**June 3, 2020 - Minutes of Meeting**

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**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 meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District was held on Wednesday, **June 3, 2020 at 1:00 p.m.** by means of communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950.

Present and constituting a quorum were:

Clifton Fischer  
Ron Turner  
Joseph Urbanic

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

Also present were:

Justin Croom  
Tucker Mackie  
Bridget Murphy  
  
Gary Libernan  
Shannon Shepahrd  
Audience

District Manager, Rizzetta & Company, Inc.  
District Counsel; HGS  
Administrative Assistant, Rizzetta &  
Company Inc.  
Starlight Homes  
Starlight Homes

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience comments.

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

**June 3, 2020 - Minutes of Meeting**

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**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held On  
May 6 ,2020**

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors approved the minutes of the Meeting held on May 6, 2019, as presented for the South Shore Corporate Park Industrial Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Audit Committee  
Meeting held On May 6 ,2020**

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors approved the minutes of the Special Meeting held on May 6, 2020, as presented for the South Shore Corporate Park Industrial Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
2020**

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2020 (\$12,234.73) for the South Shore Corporate Park Industrial Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No Report.

**B. District Engineer**

Not Report.

**C. District Manager**

The next Regular Board meeting is scheduled for August 5, 2020 at 01:00 p.m. at the offices of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 338578.

Mr. Croom presented a breakdown on landscape enhancements for the Board to consider and review.

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors authorized the chairman to approve the proposal from Herndon Landscape at a not-to-exceed amount of \$21,000.00 pending a new proposal for the South Shore Corporate Park Industrial Community Development District.

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

**June 3, 2020 - Minutes of Meeting**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Boundary  
Amendment Funding Agreement**

Ms. Mackie discussed and reviewed the terms of the boundary amendment funding agreement between the district and Starlight Homes with the Board. Ms. Mackie answered questions pertaining to the agreement.

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors approved the boundary amendment funding agreement with Starlight Homes Florida LLC, for the South Shore Corporate Park Industrial Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06,  
Authorizing Boundary Amendment**

Ms. Mackie presented Resolution 2020-06, which is authorizing the Boundary Amendment for the District to the Board.

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors adopted Resolution 2020-06 for the South Shore Corporate Park Industrial Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of 2019 Financial Audit  
Report**

On a Motion by Mr. Turner, seconded by Mr. Urbanic, with all in favor, the Board of Supervisors ratified the 2019 financial audit report for the South Shore Corporate Park Industrial Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of ADA Website  
Services Proposal**

Mr. Croom presented a proposal from Campus Suites as an alternative ADA website host for the Board to review.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Irrigation  
Maintenance Proposal**

Mr. Croom presented an irrigation maintenance proposal from ITS to the Board to review.

On a Motion by Mr. Fischer, seconded by Mr. Turner, with all in favor, the Board of Supervisors adopted the proposal from ITS for Irrigation Maintenance at a total cost of (\$47,248.54) for the South Shore Corporate Park Industrial Community Development District.

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

**June 3, 2020 - Minutes of Meeting**

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**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fischer, seconded by Mr. Tipton, with all in favor, the Board of Supervisors adjourned the meeting at 01:39 p.m. for South Shore Corporate Park Industrial Community Development District.
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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

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

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

## **Operation and Maintenance Expenditures May 2020 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,269.62**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clifton C. Fischer	000922	CF05062020	Board of Supervisors Meeting 05/06/2020	\$ 200.00
Herndon Landscape Group LLC	000926	1054	Monthly Landscape Maintenance 05/20	\$ 4,541.00
Hopping Green & Sams	000923	114470	General Monthly Legal Services 03/20	\$ 462.00
Irrigation Technical Services, Inc.	000921	26582	Planned Maintenance and Repairs 04/20	\$ 905.69
James R. Paris III	000928	102	SWFWMD Flow Meter Readings 03/2020 & 04/2020	\$ 160.00
Joseph A. Urbanic	000924	JU05062020	Board of Supervisors Meeting 05/06/2020	\$ 200.00
McDermitt Davis & Co, LLC	000916	44884	Audit for Fiscal Year Ended September 30, 2019	\$ 3,500.00
Remson Aquatics, LLC	000927	112571	Lake Maintenance 05/20	\$ 295.00
Rizzetta & Company, Inc.	000917	INV0000049308	District Management Fees 05/20	\$ 1,083.33
Rizzetta Technology Services	000918	INV00000005833	Website Hosting Services 05/20	\$ 100.00
Ronald Turner, Jr.	000925	RT05062020	Board of Supervisors Meeting 05/06/2020	\$ 200.00
Stantec Consulting Services Inc.	000929	1657461	SSCP - CDD Ph 2 Inspection	\$ 254.00
TECO	000920	211010133950 04/20	351 30th ST NE 04/20	\$ 3,717.60
Times Publishing Company	000919	0000080016 04/26/2020	Legal Advertising 04/20	<u>\$ 651.00</u>
Report Total				<u>\$ 16,269.62</u>

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

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

## **Operation and Maintenance Expenditures June 2020 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,257.82**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADA Site Compliance, LLC	000939	1147	Website Compliance Shield	\$ 900.00
Clifton C. Fischer	000933	CF06032020	Board of Supervisors Meeting 06/03/2020	\$ 200.00
Herndon Landscape Group LLC	000941	1058	Monthly Landscape Maintenance 06/20	\$ 4,541.00
Hopping Green & Sams	000940	115163	General Monthly Legal Services 04/20	\$ 1,530.00
Irrigation Technical Services, Inc.	000934	26744	Irrigation Repairs 05/20	\$ 1,025.65
Irrigation Technical Services, Inc.	000930	26809	Irrigation Repairs 05/20	\$ 650.00
Irrigation Technical Services, Inc.	000930	26810	Irrigation Repairs 05/20	\$ 122.25
Irrigation Technical Services, Inc.	000942	26928	Irrigation Repairs 06/20	\$ 971.09
Joseph A. Urbanic	000935	JU06032020	Board of Supervisors Meeting 06/03/2020	\$ 200.00
Rizzetta & Company, Inc.	000931	INV0000050191	District Management Fees 06/20	\$ 1,083.33
Rizzetta Technology Services	000932	INV00000005934	Website Hosting Services 06/20	\$ 100.00
Ronald Turner, Jr.	000936	RT06032020	Board of Supervisors Meeting 06/03/2020	\$ 200.00
Stantec Consulting Services Inc.	000943	1666159	SSCP - CDD Ph 2 Inspection	\$ 127.00
Times Publishing Company	000937	0000085206 05/27/20	Legal Advertising 05/20	\$ 607.50

## South Shore Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	000938	211010133950 05/20	351 30th ST NE 05/20	\$ 3,717.93
Report Total				\$ 12,257.82

## RESOLUTION 2020-06

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the South Shore Corporate Park Industrial Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the South Shore Corporate Park Industrial Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

ATTEST:	<b>SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT</b>
 _____	By: _____
Secretary/Assistant Secretary	Its: _____



Rizzetta & Company

# **South Shore Community Development District**

[southshorecdd.com](http://southshorecdd.com)

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**Approved Proposed Budget for Fiscal Year  
2020/2021**

**Presented by: Rizzetta & Company, Inc.**

**9428 Camden Field Parkway  
Riverview, Florida 33578  
Phone: 813-533-2950**

[rizzetta.com](http://rizzetta.com)



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## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond

proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

**Proposed Budget**  
**South Shore Industrial Corporate Park Community Development District**  
**General Fund**  
**Fiscal Year 2020/2021**

	Chart of Accounts Classification	Actual YTD through 03/31/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
1							
2	<b>REVENUES</b>						
3							
4	Interest Earnings						
5	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Special Assessments						
7	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Off Roll*	\$ 184,275	\$ 184,275	\$ 184,275	\$ -	\$ 203,692	\$ 19,417
9							
10	<b>TOTAL REVENUES</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ -</b>	<b>\$ 203,692</b>	<b>\$ 19,417</b>
11							
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ 883	\$ 883
13							
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ 184,275</b>	<b>\$ -</b>	<b>\$ 204,575</b>	<b>\$ 20,300</b>
15							
17							
18	<b>EXPENDITURES - ADMINISTRATIVE</b>						
19							
20	Legislative						
21	Supervisor Fees	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
22	Financial & Administrative						
24	District Management	\$ 3,900	\$ 7,800	\$ 7,800	\$ -	\$ 7,800	\$ -
25	District Engineer	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
28	Assessment Roll	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
29	Financial & Revenue Collections	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -
30	Accounting Services	\$ 2,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -
31	Auditing Services	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
34	Public Officials Liability Insurance	\$ 2,250		\$ 2,475	\$ 2,475	\$ 2,475	\$ -
35	Legal Advertising	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
36	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 175	\$ (175)	\$ 175	\$ -
37	Website Hosting, Maintenance, Backup	\$ 600	\$ 1,200	\$ 5,000	\$ 3,800	\$ 4,000	\$ (1,000)
38	Legal Counsel						
39	District Counsel	\$ 1,355	\$ 2,710	\$ 4,325	\$ 1,615	\$ 5,325	\$ 1,000
40							
41	<b>Administrative Subtotal</b>	<b>\$ 10,880</b>	<b>\$ 17,260</b>	<b>\$ 39,475</b>	<b>\$ 22,215</b>	<b>\$ 39,475</b>	<b>\$ -</b>
42							
43	<b>EXPENDITURES - FIELD OPERATIONS</b>						
44							
45	Electric Utility Services						
47	Street Lights	\$ 18,359	\$ 36,718	\$ 47,200	\$ 10,482	\$ 46,000	\$ (1,200)
48	Stormwater Control						
50	Aquatic Maintenance	\$ 1,475	\$ 2,950	\$ 3,540	\$ 590	\$ 3,540	\$ -
52	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
53	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 4,150	\$ 4,150	\$ 4,150	\$ -
54	General Liability Insurance	\$ 2,750	\$ 2,298	\$ 3,025	\$ 727	\$ 3,025	\$ -
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
57	Landscape Maintenance	\$ 35,136	\$ 70,272	\$ 60,000	\$ (10,272)	\$ 79,500	\$ 19,500
58	Irrigation Maintenance	\$ 18,763	\$ 37,526	\$ 15,000	\$ (22,526)	\$ 15,000	\$ -
59	Irrigation Repairs	\$ 471	\$ 941	\$ 5,000	\$ 4,059	\$ 7,000	\$ 2,000
60	Contingency						
61	Miscellaneous Contingency	\$ -	\$ -	\$ 2,385	\$ 2,385	\$ 2,385	\$ -



**Proposed Budget**  
**South Shore Industrial Corporate Park Community Development District**  
**General Fund**  
**Fiscal Year 2020/2021**

	Chart of Accounts Classification	Actual YTD through 03/31/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
62	Field Operations Subtotal	\$ 76,954	\$ 150,705	\$ 144,800	\$ (5,905)	\$ 165,100	\$ 20,300
63							
65							
66	TOTAL EXPENDITURES	\$ 87,834	\$ 167,965	\$ 184,275	\$ 16,310	\$ 204,575	\$ 20,300
67							
68	EXCESS OF REVENUES OVER	\$ 96,441	\$ 16,310	\$ -	\$ 16,310	\$ -	\$ -
69							

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

**FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2019/2020 O&M Budget	\$184,275.00
2020/2021 O&M Budget	\$203,692.00

Total Difference:	<b><u>\$19,417.00</u></b>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	<u>2019/2020</u>	<u>2020/2021</u>	<u>\$</u>	<u>%</u>
Debt Service - Warehouse (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Phase 1)	\$90.57	\$95.30	\$4.73	5.22%
Operations/Maintenance Field - Warehouse (Phase 1)	\$54.78	\$61.28	\$6.50	11.87%
<b>Total</b>	<b>\$145.35</b>	<b>\$156.58</b>	<b>\$11.23</b>	<b>7.73%</b>
Debt Service - Office (Phase 1)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Phase 1)	\$90.57	\$95.30	\$4.73	5.22%
Operations/Maintenance Field - Office (Phase 1)	\$54.78	\$61.28	\$6.50	11.87%
<b>Total</b>	<b>\$145.35</b>	<b>\$156.58</b>	<b>\$11.23</b>	<b>7.73%</b>
Debt Service - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Warehouse (Future Phases)	\$90.57	\$95.30	\$4.73	5.22%
Operations/Maintenance Field - Warehouse (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
<b>Total</b>	<b>\$90.57</b>	<b>\$95.30</b>	<b>\$4.73</b>	<b>5.22%</b>
Debt Service - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance Admin - Office (Future Phases)	\$90.57	\$95.30	\$4.73	5.22%
Operations/Maintenance Field - Office (Future Phases)	\$0.00	\$0.00	\$0.00	0.00%
<b>Total</b>	<b>\$90.57</b>	<b>\$95.30</b>	<b>\$4.73</b>	<b>5.22%</b>

SOUTH SHORE CORPORATE PARK INDUSTRIAL CDD

FISCAL YEAR 2020/2021 O&M ASSESSMENT SCHEDULE

TOTAL O&M ADMIN BUDGET

\$38,592.00

TOTAL O&M FIELD BUDGET

\$165,100.00

		ALLOCATION OF ADMIN O&M ASSESSMENT				ALLOCATION OF FIELD O&M ASSESSMENT					ANNUAL ASSESSMENT		
<u>LOT SIZE</u>		ADMIN	% TOTAL	TOTAL	ADMIN	FIELD	TOTAL	% TOTAL	TOTAL	FIELD	<u>O&amp;M ADMIN</u>	<u>O&amp;M FIELD</u>	
<u>Phase 1</u>	<u>PLANNED UNITS <sup>(1)</sup></u>	<u>ACRES</u>	<u>ACRES</u>	<u>O&amp;M BUDGET</u>	<u>PER ACRE</u>	<u>SQ. FT</u>	<u>EAU's</u>	<u>EAU's</u>	<u>O&amp;M BUDGET</u>	<u>PER 1K sq ft</u>	<u>PER ACRE</u>	<u>PER 1K SQ FT</u>	<u>DEBT SERVICE <sup>(2)</sup></u>
Warehouse	2644.216	186.529	46.06%	\$17,777.04	\$95.30	2644.216	2644.216	98.14%	\$162,036.03	\$61.28	\$95.30	\$61.28	\$0.00
Office	50					50	50.000	1.86%	\$3,063.97	\$61.28			
<b>Total Phase 1</b>	<b>2694.216</b>	<b>186.529</b>	<b>46.06%</b>	<b>\$17,777.04</b>		<b>2694.216</b>	<b>2694.216</b>	<b>100.00%</b>	<b>\$165,100.00</b>				
<b>Future Phases</b>	<b>PLANNED UNITS <sup>(1)</sup></b>												
Warehouse	988.1	218.405	53.94%	\$20,814.96	\$95.30	0	0.000	0.00%	\$0.00	\$0.00	\$95.30	\$0.00	
Office	706					0	0.000	0.00%	\$0.00	\$0.00			
<b>Total Future Phases</b>	<b>1694.1</b>	<b>218.405</b>	<b>53.94%</b>	<b>\$20,814.96</b>		<b>0</b>	<b>0.000</b>	<b>0.00%</b>	<b>\$0.00</b>				
<b>Total District</b>	<b>4388.316</b>	<b>404.934</b>	<b>100.00%</b>	<b>\$38,592.00</b>		<b>2694.216</b>	<b>2694.216</b>	<b>100.00%</b>	<b>\$165,100.00</b>				

<sup>(1)</sup> One Unit = 1,000 square feet

<sup>(2)</sup> Bonds have not been issued yet.

## RESOLUTION 2020-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the South Shore Corporate Park Industrial Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to directly collect the special assessments as identified in the Assessment Roll; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Direct Bill Assessments.** The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment

interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

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

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**RESOLUTION 2020-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS FOR FISCAL YEAR 2020/2021 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 AUGUST, 2020.**

**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 FISCAL YEAR 2020/2021**

May 5, 2021  
August 4, 2021

All meetings will convene at 1:00 p.m. at the office of Rizzetta & Company, Inc. located at 9428 Camden Field, Riverview, FL 33578.

*\*Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information:*  
<https://www.southshorecdd.org/>



**RESOLUTION 2020-09**

**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 2020-09; and

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

Section 1. Jennifer Goldyn is appointed an Assistant Secretary.

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

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF AUGUST, 2020.**

**SOUTH SHORE CORPORATE  
PARK INDUSTRIALCOMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**