
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

The regular meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, January 6, 2016 at 9:00 a.m.** at the office of Ryan Companies US, Inc., located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
John Tipton	Board Supervisor, Assistant Secretary

Also present was:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, HGS (via conference call)
Mark Straley	Straley & Robin (via conference call)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Oram asked the Board for a motion to revise the meeting agenda to remove items 4A and 4B and to replace them with the Consideration of the Consolidated Amended and Restated Promissory Payment Agreement.

<p>On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved revising the meeting agenda to remove items 4A and 4B and to replace them with the Consideration of the Consolidated Amended and Restated Promissory Payment Agreement for the South Shore Corporate Park Industrial Community Development District.</p>
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Mr. Straley, the sole audience member, did not have any comments and left the meeting following the audience comment portion of the agenda.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisor's meeting held on August 5, 2015

On a Motion by Mr. Tipton, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on August 5, 2015 as presented for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for July through November 2015

The Board requested that Ms. Oram investigate why the TECO invoice was substantially higher in October and November than it has been in previous months and report back to them.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July (\$22,821.36), August (\$11,370.02), September (\$7,071.95), October (\$21,295.43) and November 2015 (\$12,124.44) as discussed for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Consolidated Amended and Restated Promissory Payment Agreement

Ms. Mackie presented and reviewed the Consolidated Amended and Restated Promissory Payment Agreement. The Agreement has three purposes: 1) it combines the two outstanding notes the District has in place with South Shore Corporate Park, LLC; 2) extends the maturity of the Note to August 31, 2020 and 3) removes Inland as a third party beneficiary of the Note. The combined principal of the Combined Note is \$15,783,172.08. The District, pursuant to this Agreement, promises to reimburse the Developer for these amounts in the event the District issues bonds in the future. The obligation to repay is contingent upon the issuance of the bonds.

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

SIXTH ORDER OF BUSINESS

Ratification of Public Facilities Report

This item was tabled until the finalized report is received.

SEVENTH ORDER OF BUSINESS

Ratification of Aquatic Maintenance Services Agreement with Remson Aquatics, LLC

Ms. Oram presented the Aquatic Maintenance Services Agreement with Remson Aquatics, LLC that was previously approved. Mr. Harryman requested that Remson Aquatics provide the Board with monthly reports and include photos.

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors ratified the approval of the Aquatic Maintenance Services Agreement with Remson Aquatics, LLC for the South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of Mitigation and Monitoring Agreement with Finn Outdoor, LLC

Ms. Oram presented the Mitigation and Monitoring Agreement with Finn Outdoor, LLC that was previously approved. Mr. Harryman requested that Finn Outdoor provide the Board with quarterly reports and include photos.

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors ratified the approval of the Mitigation and Monitoring Agreement with Finn Outdoor, LLC for the South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie stated that she would keep the Board updated on any upcoming legislation that may affect the District.
- B. District Engineer
Not present.
- C. District Manager
Ms. Oram sated that the next meeting is scheduled for February 3, 2016 at 9:00 a.m. The Board requested that this meeting be cancelled.

TENTH ORDER OF BUSINESS

Supervisor Requests


Ms. Oram asked if there were any Supervisor requests. Mr. Harryman stated that the Monthly Water Monitoring Agreement with Stantec had expired and needed to be renewed.

On a Motion by Mr. Dieck, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the renewal of the Monthly Water Monitoring Agreement with Stantec and authorized District Chairman to execute the agreement if the cost remains the same for the South Shore Corporate Park Industrial Community Development District.

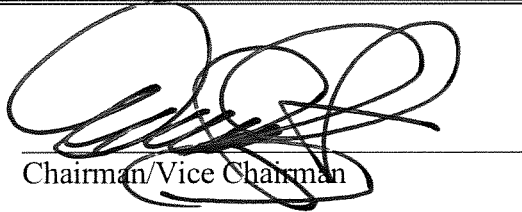
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor the Board of Supervisors adjourned the meeting at 9:46 a.m. for South Shore Corporate Park Industrial Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman