



**SOUTH BAY
COMMUNITY DEVELOPMENT
DISTRICT**

**HILLSBOROUGH COUNTY
REGULAR BOARD MEETING
MAY 13, 2022
1:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.sbaycdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
Sunset Grill and Beach Bar
602 Bahia Del Sol Drive
Ruskin, Florida 33570
Conference Call 1-888-278-0296 Access Code 8308397
REGULAR BOARD MEETING
May 13, 2022
1:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. March 11, 2021 Regular Board Meeting Minutes.....Page 2
- F. Old Business
- G. New Business
 - 1. Discussion Regarding Parking Information.....Page 6
 - 2. Discussion Regarding POA Adding Street Lights
 - 3. Consider Resolution No. 2022-01 – Numbering & Labelling District Board Seats for Ease of Future Elections.....Page 32
- H. Reports
 - 1. Manager’s Report
 - a. Financial Report.....Page 34
 - 2. Legal Report
 - 3. Engineer’s Report
 - 4. Chairman’s Report
 - 5. POA Report
 - 6. Bond Holder’s Report
 - 7. Landowner’s Report
 - a. Update on Antigua Cove Phase IIIB
 - b. Update on Status of Forcemain Construction
- I. Administrative Matters
- J. Comments by the Public for Matters not on the Agenda
- K. Board Members Comments
- L. Adjourn

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jessica Attard** who on oath says that he/she is **Legal Advertising Representative** 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: FY 2021/2022 REGULAR MEETING SCHEDULE** was published in **Tampa Bay Times; 9/29/21** in said newspaper in the issues of **Baylink Hillsborough**

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

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 REGULAR MEETING
SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Bay Community Development District (the "District") has revised their Fiscal Year 2021/2022 Regular Meeting Schedule by holding Regular Meetings at the Sunset Grill and Beach Bar located at 602 Bahia del Sol Drive, Ruskin, Florida 33570, at 1:00 p.m. on the following dates:

- October 8, 2021
- November 12, 2021
- December 10, 2021
- January 14, 2022
- February 11, 2022
- March 11, 2022
- April 8, 2022
- May 13, 2022
- June 10, 2022
- July 8, 2022
- August 12, 2022
- September 9, 2022

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (941) 244-2805 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

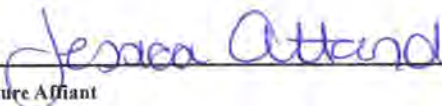
From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (941) 244-2805 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

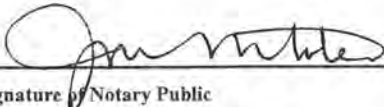
Meetings may be cancelled from time to time without advertised notice.

SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
www.southbaycdd.org
PUBLISH: TAMPA BAY TIMES 09/29/21 0000185823



Signature Affiant

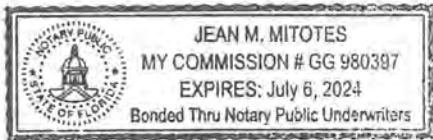
Sworn to and subscribed before me this 09/29/2021



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 11, 2022**

**Due to COVID restrictions, masks and social distancing was required.
Audience participation was encouraged via conference call at:
1-888-278-0296 Access Code 8308397**

A. CALL TO ORDER

The March 11, 2022, Regular Board Meeting of the South Bay Community Development District (the “District”) was called to order at 1:05 p.m. at the Sunset Grill and Beach Bar located at 602 Bahia del Sol Drive, Ruskin, Florida 33570.

B. PROOF OF PUBLICATION

Proof of publication was presented that indicated Notice of the Regular Board Meeting had been published in the *Tampa Bay Times* on September 29, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the following Supervisors constituted a quorum and was in order for the meeting to commence:

Chairman	W. Thomas Grimm	Present
Vice Chairman	Brett Vogeler	Present
Supervisor	Kelly Evans (via phone)	Present
Supervisor	Leah Popelka	Present
Supervisor	Robert McCarthy (via phone)	Present

The following staff were in attendance:

District Manager	William Crosley	Special District Services, Inc.
General Counsel	Tom Cloud	Gray-Robinson
District Engineer	Rick Brylanski	Hole Montes, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. February 11, 2022, Regular Board Meeting

The February 11, 2022, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Ms. Popelka, seconded by Mr. Vogeler and passed unanimously approving the minutes of the February 11, 2022, Regular Board Meeting, as presented.

F. OLD BUSINESS

1. Update Regarding Seawall Easement Agreement

There was no update on this item at this time.

2. Update Regarding Dock Facilities Declaration

There was no update on this matter at this time.

G. NEW BUSINESS

There were no New Business items to come before the Board.

H. REPORTS

1. Manager's Report

a. Financial Report

Mr. Crosley presented the financial report. After discussion, it was determined that the proceeds from the Riverton parcel sale would be moved to maintenance reserves and would be reflected on the next financial report.

2. Legal Report

Mr. Cloud reported that David Smith had contacted the new owner of the marinas in regard to the lawsuit that the previous owner had filed against the District. Suntex is the new owner of the marinas. Spencer Dunford is the Business Manager in Florida and Georgia for Suntex. Suntex believes they have obtained any and all rights with respect to the current litigation. There will be ongoing communication with District Counsel regarding this matter. Suntex has been advised that there will be an overall assessment regime evaluation by the CDD Board in order to determine whether any changes in development or uses would require a change in the methodology. In addition, Suntex was advised that it would be helpful if they were to become involved in that process and provide input on the assessment methodology. A shade session will be scheduled in order to discuss litigation strategy and expenditures and will follow the next Regular Board Meeting in the event there are any updates.

3. Engineer's Report

Mr. Brylanski reported that MRI Inc. had completed the storm sewer maintenance within the District roadways. A pay request will be submitted to fulfill the contract. Inspection of these areas is recommended every two years and maintenance, as needed. There are additional areas that were not included in the scope that are owned by private entities. Antigua Cove did not receive maintenance because that area is still under construction. There are some small items that will be completed to finalize the road rehabilitation project, such as signage and road striping. There are some additional items, such as potential crosswalks and uniformity of signage throughout the District right-of-ways that will be looked at and a proposal will be provided.

4. Chairman's Report

There was no Chairman's Report at this time.

5. POA Report

Kent Wanninger POA President, reported that there was a 6% increase requested from the current security company. In addition, the POA has an agreement with Last Call Towing Company, which is being updated to reflect those representatives who are authorized to call for a vehicle to be towed that is improperly parked. Towing is permitted pursuant to the resolution guidelines passed by the District Board and Florida Statutes. A Paid Parking Committee was formed by the POA to look into possible parking solutions that would be provided to the POA board and if endorsed, then it will go to the District Board.

6. Bondholder's Report

There was no Bondholder's Report at this time.

7. Landowners' Report

a. Update on Antigua Cove Phase IIB

There was no update on this item at this time.

b. Status of Forcemain Construction

There was no update on this item at this time.

I. ADMINISTRATIVE MATTERS

Mr. Crosley announced the Landowners' Meeting would be held on November 11, 2022. Supervisors Vogeler, Popelka, and McCarthy seat terms expire in November 2022. Supervisors Grimm and Evans seats expire in 2024. Pursuant to Enjoli White, Candidate Services' Manager representing Craig Latimer, Hillsborough County Supervisor of Elections, the State needs to certify the seats up for election in February 2022 using the number of qualified electors as of April 15, 2021. At that time there were not the required 250 qualified electors in the District, which would have prompted the three seats expiring this year to go to the General Election. Because those seats will not be decided in the General Election, they will be decided at the Landowners' Meeting on November 11, 2022.

J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Brown thanked the Board for cleaning up the debris that was dumped from the storm sewer maintenance. There was a comment some maintenance was necessary on osprey nests that needed to be addressed. The POA, as the maintenance provider to the District, is responsible to look into this matter.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Vogeler, seconded by Ms. Popelka to adjourn the Regular Board Meeting at 2:12 p.m. That **motion** passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

March 22, 2022

Glenn Patton
Little Harbor POA
235 Apollo Beach Blvd
#417
Apollo Beach, FL 33572

Re: Little Harbor Parking Management System

Dear Mr. Patton,

Thank you for allowing me to present this proposal for parking management services for the Little Harbor POA. After the call with your board and our review your location, we are confident that PAVE Mobility's comprehensive plan will provide many benefits to your association and turn your parking issues into a well-regulated parking system with surplus parking revenue.

Based on our review and the information provided, we have developed the following proposal for your consideration:

Equipment and Installation

PAVE Mobility will install state of the art digital cameras, conduit, wiring, computers, network system and wireless connection devices entirely at our cost. We anticipate a numerous cameras installed to cover multiple entrances and exits at multiple facilities. A detailed site map with camera locations, conduit routes and the location of our devices will be provided for owner's approval prior to the installation.

Signage

PAVE will develop a professional sign package to include the location, type and wording of all the signs necessary to regulate parking on the premises. This signage package will explain the parking rules, regulations, rates, payment options and will include our legal disclaimer for non-compliance.

Payment Permits and Validations

PAVE Mobility will provide a comprehensive payment platform including a payment app, permit system and validation process to collect payments and identify authorized vehicles based upon POA established rates and permissions. This system will be implemented at no cost to the POA.

LPR Software and Parking Charge Notices

PAVE Mobility will provide our proprietary License Plate Recognition (LPR) System to reconcile the parking sessions identified with our LPR parking management system and the payments, permits and validation generated for the same period. Our system will automatically detect vehicles who have not paid or have overstayed their paid session. PAVE will manually review each violation detected to ensure accuracy. The system will gather the appropriate address and send a Parking Charge Notice (**PCN**) by

mail. This is done at PAVE's expense and in full compliance with all local and state ordinances. We suggest a PCN rate of \$85 reduced to \$45 if paid within 15 days of the notice date.

PCN Management and Revenue Collection

PAVE's dedicated customer service team answers customer queries, resolves disputes and handles customer interactions during regular business hours, Monday-Friday. We collect parking charge notice revenue via our user-friendly payment site and US Mail. Your staff is provided access to a convenient dashboard with real time transient parking payment data, PCN's issuance data and PCN revenue collection data.

Financial Proposal

PAVE will provide everything detailed herein with zero cost to the POA. PAVE will collect and retain 15% of transient parking revenue and remit to the Owner 85% of all transient parking by the 10th of each calendar month for the previous month's collections. PAVE will remit \$15 for every paid Parking Charge Notice to the Owner by the 10th of each calendar month for the previous month's collections.

Again, thank you for the opportunity to submit this proposal. We are available to discuss this in further detail or answer any questions you may have at your convenience. Please do not hesitate to contact me.

Sincerely,

Fred Bredemeyer
PAVE Mobility
PaveMobility.com

FRictionless PARKING COMPLIANCE



WHAT DO WE MEAN BY “FRICTIONLESS”?



We mean that the coupling of AI + human verification ensures that parking charge notices are issued accurately, every single time.



We mean you keep your 5-star reviews because we take the bad ones.



We mean that you'll no longer have to confront violators.



We mean we ease you of the burden of having to deal with disputes.



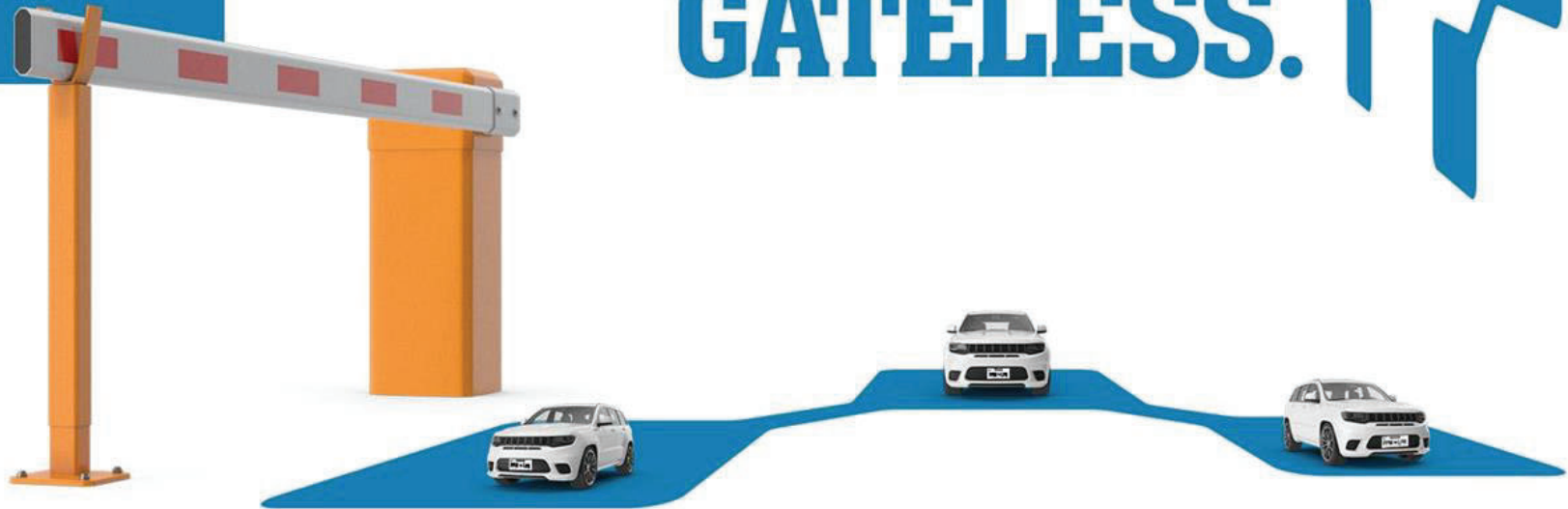
We mean no more staffing or legal pains.



We mean that our technology, when matched with human verification, means 100% accuracy every single time.

**TO MAKE
PARKING
FRICTIONLESS,
YOU NEED TO
REMOVE THE
BARRIERS**

**THE QUICKEST WAY
TO DO THAT?
GOING
GATELESS.**



PAVE Mobility Lets You:

1
**REDUCE
OPERATIONAL
COSTS**

2
**GENERATE
ACTIONABLE
DATA**

3
**AND
INCREASE
MONTHLY
REVENUE.**



BREAK THE BARRIERS

Gates make parking lots look uninviting and unfriendly. They create traffic and tie up your budget in maintenance.

By going gateless, parking becomes frictionless and revenue skyrockets.



**HOW GOING
GATELESS
TAKES THE
CAP OFF
YOUR
REVENUE**

**Zero
outlay**



**Skipping gate installation,
maintenance and equipment
costs could save you 250-500k
per lot.**



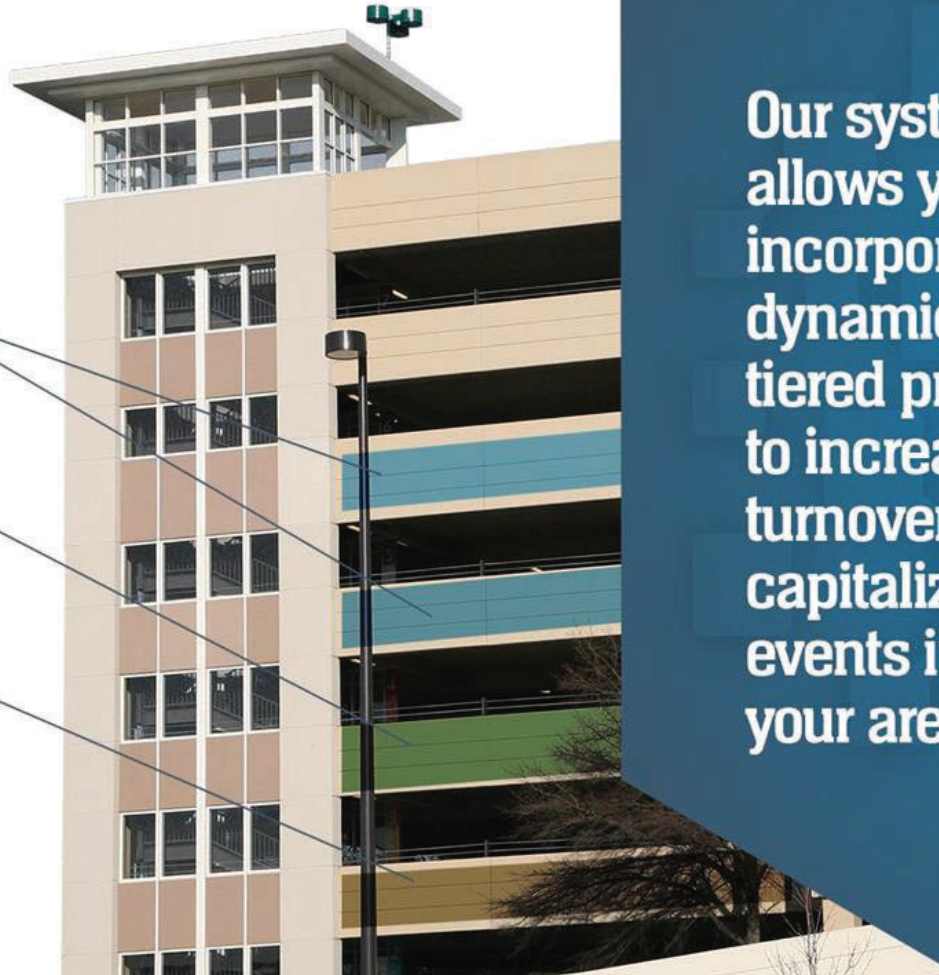
BREAK THE BARRIERS

Dynamic tiered pricing

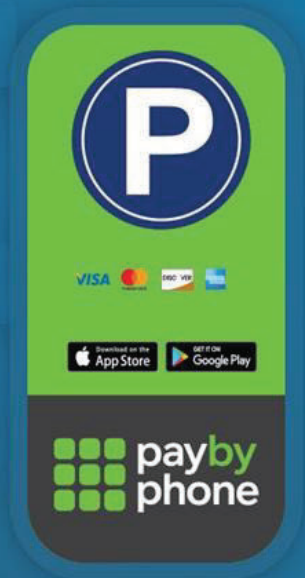
TIER 01
\$10

TIER 02
\$20

TIER 03
\$30



Our system allows you to incorporate dynamic tiered pricing to increase turnover and capitalize on events in your area



Pay-in-advance

Most people like to play it safe, so they add extra time as a buffer.

RESEARCH SHOWS THAT PAY-IN-ADVANCE MODELS BRING IN 30% MORE REVENUE THAN TRADITIONAL GATED PAYMENT MODELS.





**WITH PAVE
MOBILITY'S
LPR AND AI
TECHNOLOGY,
NO GATES MEANS
STRONGER
PROTECTION.**

WHAT PARKING COMPLIANCE LOOKS LIKE WITH PAVE MOBILITY:

EFFECTIVE.

Violators won't "risk it" within a system that catches 98% of violations.

REVENUE-GENERATING.

Parking charge notices bring you more revenue.

CONVENIENT.

No on-site confrontation + less punitive measures than traditional towing/booting = happier customers

COST-EFFECTIVE.

No more parking patrol. Less burden on your employees.

INSIGHTFUL.

Our software provides you with actionable data like average stay, peak times, and parking lot occupancy.

Pave Mobility makes your parking management a whole lot smoother

We install all cameras, at no cost.
We take care of communication with the DMV.

We issue parking charge notices to violators and handle all potential confrontation.



ALL YOU NEED TO DO IS TAKE
YOUR MONTHLY REVENUE
CHECK TO THE BANK.



HOW IT WORKS

Three-Step Simplicity

- 1 Identify Violators**
We strategically place cameras throughout the lot to automatically detect visitors.



HOW IT WORKS

Three-Step Simplicity

- 2 Data Processing**
Violator info is sent to our data center to be cross-checked against our internal log and the DMV. Parking charges are sent by mail.



HOW IT WORKS

Three-Step Simplicity

- 3 Customer Service**
Our dedicated staff collect payment, answer customer queries, and resolve any parking charge disputes.

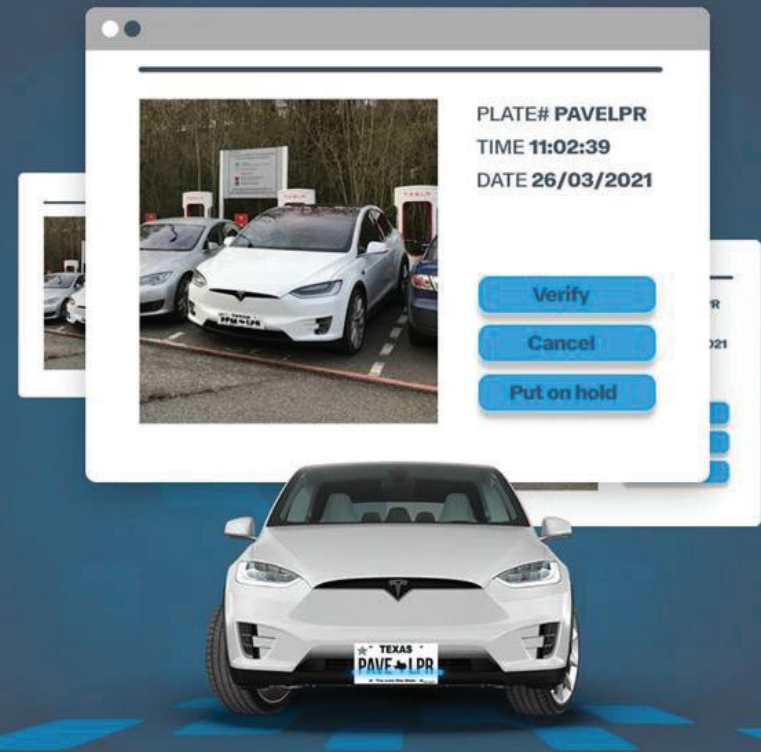


HOW DO WE DETECT PARKING VIOLATIONS?



License plate recognition technology

We place LPR cameras by the exits and entrances of your lot to detect violators



Fuzzy Matching Technology

Our Fuzzy Matching algorithms work their magic, even at night, even if a customer has wrongly entered their plate info.

✓ PLATE READ 100%

PLATE# **PAVE LPR**
TIME **21:12:39**
DATE **26/04/2021**



OUR 3-STEP COLLECTION PROCESS

Our system detects repeat violators and alerts your local booting or towing company

01

**3 letters sent
from Pave
Mobility**

02

**5 letters and 2
phone calls from a
debt collection
agency**

03

**Charge hits their
credit score**

WHAT ABOUT THE LEGAL STUFF?

Our process is 100% transparent. We'll provide custom signage and post it around your lot where it's clearly visible. This creates a binding contract between Pave Mobility and your customers so you are indemnified against legal action.

PARKING CONTRACT



You are entering private property. Unauthorized vehicles in violation of the posted parking rules are subject to being issued a PARKING CHARGE NOTICE. The posted parking rules are enforced 24 hours per day, 7 days a week, by Professional Parking Management Corp., which operates this parking facility and issues all Parking Charge Notices.

Professional Parking Management Corp., the property management company, the parking operator, and the property owner are by this sign offering space for parking in exchange for an hourly fee or flat fee, and on the condition that you agree to obey all posted parking facility rules and regulations. You accept this offer by parking in this parking facility. **IF YOU DO NOT AGREE TO THE TERMS AND CONDITIONS OF THIS OFFER, YOU MAY NOT USE THIS FACILITY AND MUST LOCATE ALTERNATIVE PARKING. IF YOU PARK IN VIOLATION OF THIS PARKING CONTRACT AND THE POSTED RULES OF THIS PARKING FACILITY—INCLUDING, BUT NOT LIMITED TO, FAILING TO PAY THE HOURLY FEE OR FLAT FEE, OR BY PARKING IN THIS FACILITY BEYOND THE TIME PERIOD FOR WHICH YOU HAVE PAID—YOU WILL BE CHARGED AND AGREE TO PAY A PARKING CHARGE NOTICE IN AN AMOUNT UP TO \$55 PER DAY PLUS TAXES AND SURCHARGES.** Specifically, in addition to the \$55 Parking Charge Notice, you will be charged and agree to pay state sales tax. **BE ADVISED THAT A PARKING CHARGE NOTICE WILL BE SENT TO YOU AUTOMATICALLY BY U.S. MAIL AND YOU MAY NOT RECEIVE A COPY OF THE PARKING CHARGE NOTICE ON YOUR VEHICLE OR WINDSHIELD AT THE TIME OF THE VIOLATION.** If you wish to dispute a Parking Charge Notice, you must do so within 15 days of the date of the Parking Charge Notice. If you do not dispute the parking charge notice within 15 days, the Parking Charge Notice will be presumed to be owed, and if not paid, may be referred for collection to a debt collector. To pay or appeal a Parking Charge Notice, please visit WWW.PAYMYVIOLATIONS.COM. You may also pay a Parking Charge Notice by credit/debit card through our automated payment line 844.999.7275. You will be charged a \$3.00 transaction fee for online or automated telephone payments. You may also mail a check to Professional Parking Management Corp., 1314 East Las Olas Blvd., Ste. 409, Ft. Lauderdale, FL 33301. If you have any questions, Professional Parking Management Corp. may be reached by telephone during business hours at 844.999.7275. By parking in this parking facility, you grant Professional Parking Management Corp. and its agents permission to obtain registered owner information for the vehicle you park in this parking facility, including the registered owner's address. This information will be used for the sole purpose of issuing you a Parking Charge Notice and collecting any unpaid Parking Charge Notice fees. All information is protected under Title 18 U.S.C. Section 2721 et seq. and applicable federal and state law.

NOTICE OF ARBITRATION AGREEMENT

ANY DISPUTE, CONTROVERSY OR CLAIM ARISING OUT OF, RELATING TO, OR IN CONNECTION WITH THIS PARKING CONTRACT SHALL BE FINALLY RESOLVED BY BINDING ARBITRATION WITHIN BROWARD COUNTY, FLORIDA. YOU THUS GIVE UP YOUR RIGHT TO GO TO COURT TO ASSERT OR DEFEND YOUR RIGHTS UNDER THE PARKING CONTRACT (EXCEPT FOR MATTERS THAT MAY BE TAKEN TO SMALL CLAIMS COURT). THE ARBITRATOR SHALL HAVE THE POWER TO RULE ON ANY CHALLENGE TO ITS OWN JURISDICTION OR TO THE VALIDITY OR ENFORCEABILITY OF ANY PORTION OF THIS AGREEMENT TO ARBITRATE. THE PARTIES AGREE TO ARBITRATE SOLELY ON AN INDIVIDUAL BASIS, AND THAT THIS AGREEMENT DOES NOT PERMIT CLASS ARBITRATION OR ANY CLAIMS BROUGHT AS A PLAINTIFF OR CLASS MEMBER IN ANY CLASS OR REPRESENTATIVE ARBITRATION PROCEEDING. THE ARBITRATOR MAY NOT CONSOLIDATE MORE THAN ONE PERSON'S CLAIMS, AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A REPRESENTATIVE OR CLASS PROCEEDING. NOTWITHSTANDING THE ARBITRATOR'S POWER TO RULE ON ITS OWN JURISDICTION AND THE VALIDITY OR ENFORCEABILITY OF THE AGREEMENT TO ARBITRATE, THE ARBITRATOR HAS NO POWER TO RULE ON THE VALIDITY OR ENFORCEABILITY OF THE AGREEMENT TO ARBITRATE SOLELY ON AN INDIVIDUAL BASIS. IN THE EVENT THE PROHIBITION ON CLASS ARBITRATION IS DEEMED INVALID OR UNENFORCEABLE, THEN THE ENTIRE AGREEMENT TO ARBITRATE WILL BE NULL AND VOID.

THE INTERPRETATION AND ENFORCEMENT OF THIS AGREEMENT SHALL BE GOVERNED BY THE FEDERAL ARBITRATION ACT. THE ARBITRATION WILL BE ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION ("AAA"). FOR MORE INFORMATION REGARDING THE AAA, VISIT WWW.ARD.ORG OR CALL (800) 778-7878.



**ACTIONABLE
DATA**

=

**REVENUE
OPTIMIZATION**

When LPR data helps you understand peak times and average durations, you can create optimal pricing for your parking lot.

Now, not only do you receive extra revenue - you optimize your current stream.

80% AND UP!

Pave Mobility increases your parking compliance by 80% within the first three months of operation, and you'll receive earnings from all parking charge notices.

There are no installation or monthly fees for our services.





Pave Mobility has a national reach but a local vision. We're an agile team that writes and updates all our own software.

This means we're highly flexible, and can adapt to any of your needs, no matter how big or small.

You get to choose how involved you want us to be.

We value every customer like our first and only one.



Levi Sudak
founder

Direct Line: 954.294.7595
Florida Office: 954.822.5658
Georgia Line: 404.692.4362
Office: 844.999.7275



Fred Bredemeyer

Direct Line: 954.294.7595
Florida Office: 954.822.5658
Georgia Line: 404.692.4362
Office: 844.999.7275

PaveMobility.com

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH BAY COMMUNITY DISTRICT NUMBERING & LABELLING DISTRICT BOARD SEATS FOR EASE OF FUTURE ELECTIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the South Bay Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Ordinance No. 04-17, as amended, being situated entirely within Hillsborough County, Florida; and,

WHEREAS, the Hillsborough County Supervisor of Elections has requested that the Board of Supervisors of the District (“Board”) provide a list of office holders; and,

WHEREAS, the number of registered voters will soon trigger the requirement to hold elections; and,

WHEREAS, to facilitate these elections, the Board has determined to number and label each seat of the board.

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

Section 1. The Board hereby numbers its board seats as Seats 1 through 5, allocating such numbers as follows:

Chairman W. Thomas Grimm’s seat shall be hereafter numbered and labelled Seat No. 1, expiring November 2024.

Vice Chairman Brett Vogeler’s seat shall be hereafter numbered and labelled Seat No. 2, expiring November 2022.

Supervisor Kelly Evans’ seat shall be hereafter numbered and labelled Seat No. 3, expiring November 2024.

Supervisor Leah Popelka’s seat shall be hereafter numbered and labelled Seat No. 4, expiring November 2022.

The late Supervisor Robert McCarthy’s seat shall be hereafter numbered and labelled Seat No. 5, expiring November 2022.

Section 2. . If any portion or portions of this Resolution are declared to be invalid, the remaining portions shall have the same force and effect as though such invalid portion or portions had not been included.

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

PASSED, ADOPTED, AND EFFECTIVE THIS 13th DAY OF MAY, 2020.

ATTEST:

**SOUTH BAY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson, Board of Supervisors

APPROVED AS TO FORM & LEGALITY:

By: _____
District Counsel

South Bay
Community Development District

**Financial Report For
March 2022**

**SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Mar-22	Year To Date Actual 10/1/21 - 3/31/22	Year To Date Budget 10/1/21 - 3/31/22
REVENUES				
Administrative Assessments (On-Roll)	74,855	2,272	71,523	71,000
Administrative Assessments (Off-Roll)	152,137	0	119,451	116,000
Maintenance Assessments (On-Roll)	120,841	3,671	115,569	114,000
Maintenance Assessments (Off-Roll)	245,607	0	192,840	188,000
Debt Assessments - A1 (On-Roll)	649,473	19,729	621,081	610,000
Debt Assessments - A1 (Off-Roll)	209,670	0	141,522	140,000
Other Revenue	0	1,000	3,000	0
Other Revenue - Riverton Sale	0	0	464,164	0
Interest Income	420	0	383	210
TOTAL REVENUES	\$ 1,453,003	\$ 26,672	\$ 1,729,533	\$ 1,239,210
O & M EXPENDITURES				
Supervisor Fees	10,000	800	2,200	4,000
Payroll Taxes (Employer)	800	61	168	320
Engineering	15,000	1,875	15,148	7,500
Engineering - Roadways	0	180	3,331	0
Surveying	1,000	0	0	498
Management	35,208	2,934	17,604	17,604
Legal	70,000	7,200	29,075	34,998
Legal - Extraordinary/Litigation	40,000	360	11,610	19,998
Assessment Roll	6,000	0	0	0
Audit Fees	7,000	0	0	0
Arbitrage Rebate Fee	1,950	650	650	650
Travel Per Diam	1,250	70	137	624
Insurance	9,000	0	10,725	9,000
Legal Advertising	3,200	0	2,256	1,604
Miscellaneous	2,500	175	807	1,248
Postage	750	15	119	372
Office Supplies	1,500	109	350	750
Dues & Subscriptions	175	0	175	175
Website Management	2,000	166	1,000	1,002
Trustee Fees	9,000	0	0	0
Continuing Disclosure Fee	5,000	0	5,000	5,000
Property Taxes	390	0	389	390
Document Storage	1,200	0	0	600
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 222,923	\$ 14,595	\$ 100,744	\$ 106,333
MAINTENANCE EXPENDITURES				
POA Maintenance	240,000	20,000	120,000	120,000
Seawall Repairs (Reserve As Of 9-30-21: \$36,200)	39,000	42,500	42,500	15,600
Sod	38,000	0	30,755	30,200
Repayment Of Electrical Services	3,443	0	0	0
Miscellaneous Maintenance	5,000	0	0	2,750
Roadway Maintenance (Reserve As Of 9-30-21: \$129,668)	0	0	206,435	0
Parking Lot Rehabilitation	33,750	0	35,448	33,750
TOTAL MAINTENANCE EXPENDITURES	\$ 359,193	\$ 62,500	\$ 435,138	\$ 202,300
TOTAL EXPENDITURES	\$ 582,116	\$ 77,095	\$ 535,882	\$ 308,633
REVENUES LESS EXPENDITURES	\$ 870,887	\$ 50,423	\$ 1,193,651	\$ 930,577
Payment To Trustee (A-1 Bond)	820,174)	19,141)	726,944)	721,000)
BALANCE	\$ 50,713	\$ 69,564)	\$ 466,707	\$ 209,577
County Appraiser & Tax Collector Fee	16,905)	508)	15,546)	15,900)
Discounts for Early Payments	33,808)	257)	30,855)	32,100)
EXCESS/(SHORTFALL)	\$ -	\$ 70,329)	\$ 420,306	\$ 161,577
Carryover From Prior Year	\$ -			\$ -
NET EXCESS/(SHORTFALL)	\$ -	\$ 70,329)	\$ 420,306	\$ 161,577

Notes

Seawall Expenditures (Non-Budgeted) Are Deducted From Seawall Reserve.
Balance As Of 9/30/21 Was \$36,200. \$3,500 deducted from Reserve in 2021/2022
\$464,164 was received for Riverton Sale on 10/26/21.
Fiscal Year 2020/2021 Sale Of Riverton Legal Fees: \$36,390
Fiscal Year 2021/2022 Sale Of Riverton Legal Fees: \$8,490
Fiscal Year 2020/2021 Sale Of Riverton Legal Advertising Fees: \$4,514

Available Funds As Of 9/30/21	\$ 33,529.61
Bank Balance As Of 3/31/22	\$ 680,261.27
Accounts Payable As Of 3/31/22	\$ 60,558.15
Accounts Receivable As Of 3/31/22	\$ -
Reserve For Seawall Repairs As Of 3/31/22	\$ 32,700.00
Reserve For Maintenance As Of 3/31/22	\$ 414,770.00
Available Funds As Of 3/31/22	\$ 172,233.12

South Bay Community Development District
Expenditures
March 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditures					
511.122 · Payroll tax expense					
	03/17/2022	PR 03.11.22		MTG 03.11.22 CK 03.16.22 (Payroll Taxes)	61.20
Total 511.122 · Payroll tax expense					<u>61.20</u>
511.131 · Supervisors Fee					
	03/17/2022	PR 03.11.22		MTG 03.11.22 CK 03.16.22 (Supervisor Fees)	800.00
Total 511.131 · Supervisors Fee					<u>800.00</u>
511.310 · Engineering					
511.321 · Engineering - Roadways					
	03/31/2022	87899	Hole Montes	For Services Rendered From March 1, 2022 to March 31, 2022	180.00
Total 511.321 · Engineering - Roadways					<u>180.00</u>
511.310 · Engineering - Other					
	03/31/2022	87898	Hole Montes	For Services Rendered From March 1, 2022 to March 31, 2022	1,875.00
Total 511.310 · Engineering - Other					<u>1,875.00</u>
Total 511.310 · Engineering					<u>2,055.00</u>
511.311 · Management Fees					
	03/31/2022	2022-0305	Special District Services, Inc.	Management Fee March 2022	2,934.00
Total 511.311 · Management Fees					<u>2,934.00</u>
511.315 · Legal Fees					
	03/31/2022	11069953	Gray Robinson	General Representation - March 2022	7,200.00
Total 511.315 · Legal Fees					<u>7,200.00</u>
511.330 · Arbitrage Rebate Fee					
	03/10/2022	002606	LLS Tax Solutions, Inc.	Arbitrage Rebate Report Fee for the South Bay CDD Series 2005A	650.00
Total 511.330 · Arbitrage Rebate Fee					<u>650.00</u>
511.441 · Travel & Per Diam					
	03/31/2022	2022-0305	Special District Services, Inc.	Travel Feb 2022	70.20
Total 511.441 · Travel & Per Diam					<u>70.20</u>
511.512 · Miscellaneous					
	03/17/2022	PR 03.11.22		MTG 03.11.22 CK 03.16.22 (Payroll Processing)	52.60
	03/31/2022	2022-0305	Special District Services, Inc.	Documents Storage Feb 2022	25.08
	03/31/2022	2022-0305	Special District Services, Inc.	Conference Calls Feb 2022	96.29
	03/31/2022	2022-0305	Special District Services, Inc.	Postage Feb 2022	0.53
Total 511.512 · Miscellaneous					<u>174.50</u>
511.513 · Postage and Delivery					
	03/31/2022	2022-0305	Special District Services, Inc.	FedEx Feb 2022	15.10
Total 511.513 · Postage and Delivery					<u>15.10</u>

South Bay Community Development District
Expenditures
March 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
511.514 · Office Supplies					
	03/31/2022	2022-0305	Special District Services, Inc.	Copier Feb 2022	48.60
	03/31/2022	2022-0305	Special District Services, Inc.	Meeting Books Feb 2022	60.00
Total 511.514 · Office Supplies					<u>108.60</u>
511.750 · Website Management					
	03/31/2022	2022-0305	Special District Services, Inc.	Website March 2022	166.66
Total 511.750 · Website Management					<u>166.66</u>
511.882 · Common Area Maintenance					
	03/01/2022	2022-03-01	Little Harbor POA (Monthly	Common Area Maintenance	20,000.00
Total 511.882 · Common Area Maintenance					<u>20,000.00</u>
512.315 · Legal -Extraordinary/Litigation					
	03/31/2022	11069956	Gray Robinson	Little Harbor Development LP, et al v. South Bay CDD	360.00
Total 512.315 · Legal -Extraordinary/Litigation					<u>360.00</u>
516.030 · Seawall Repairs					
	03/07/2022	3607	M.R.I. Underwater Specialists, Inc	VAC Maintenance - Sediment Removal	42,500.00
Total 516.030 · Seawall Repairs					<u>42,500.00</u>
Total Expenditures					<u>77,095.26</u>

South Bay Community Development District
Balance Sheet
As of March 31, 2022

	<u>Operating Fund</u>	<u>Debt Service Fund (05)</u>	<u>Debt Service Fund (15)</u>	<u>Capital Projects Fund</u>	<u>Gen Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS							
Current Assets							
Checking/Savings							
Seacoast Bank	680,261.27	0.00	0.00	0.00	0.00	0.00	680,261.27
Total Checking/Savings	680,261.27	0.00	0.00	0.00	0.00	0.00	680,261.27
Total Current Assets	680,261.27	0.00	0.00	0.00	0.00	0.00	680,261.27
Other Assets							
Investments - Principal Account (2015-B1)	0.00	0.00	0.04	0.00	0.00	0.00	0.04
Investments - Interest Account (A1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue Account (2005)	0.00	8,765.89	0.00	0.00	0.00	0.00	8,765.89
Investments - Prepayment Account (B1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Prepayment Account (A1)	0.00	0.00	209,877.78	0.00	0.00	0.00	209,877.78
Investments - Reserve Account (B2)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest Account (B1)	0.00	0.00	0.20	0.00	0.00	0.00	0.20
Investments - Interest Account (B2)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue Account (2015-1)	0.00	0.00	815,224.78	0.00	0.00	0.00	815,224.78
Investments - Reserve Account (2015-A1)	0.00	0.00	411,125.63	0.00	0.00	0.00	411,125.63
Investments - Reserve Account (2015-B1)	0.00	0.00	0.57	0.00	0.00	0.00	0.57
Investments - Revenue Account (2015-2)	0.00	0.00	138,208.01	0.00	0.00	0.00	138,208.01
Investments - Reserve Account (2015-A2)	0.00	0.00	516,470.00	0.00	0.00	0.00	516,470.00
Investments - Reserve Account (2015-B2)	0.00	0.00	253,995.40	0.00	0.00	0.00	253,995.40
Investments - Sinking (2015-1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A/R B-1 Bond Assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Land	0.00	0.00	0.00	0.00	16,812,056.00	0.00	16,812,056.00
Infrastructure	0.00	0.00	0.00	0.00	28,197,947.00	0.00	28,197,947.00
Accumulated Depreciation	0.00	0.00	0.00	0.00	-6,066,554.00	0.00	-6,066,554.00
Amount Available In DSF (2005)	0.00	0.00	0.00	0.00	0.00	8,765.89	8,765.89
Amount Available In DSF (2015)	0.00	0.00	0.00	0.00	0.00	2,344,902.41	2,344,902.41
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	21,581,331.70	21,581,331.70
Total Other Assets	0.00	8,765.89	2,344,902.41	0.00	38,943,449.00	23,935,000.00	65,232,117.30
TOTAL ASSETS	680,261.27	8,765.89	2,344,902.41	0.00	38,943,449.00	23,935,000.00	65,912,378.57

South Bay Community Development District
Balance Sheet
As of March 31, 2022

	<u>Operating Fund</u>	<u>Debt Service Fund (05)</u>	<u>Debt Service Fund (15)</u>	<u>Capital Projects Fund</u>	<u>Gen Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
LIABILITIES & EQUITY							
Liabilities							
Current Liabilities							
Reserve For Seawall Repairs	32,700.00	0.00	0.00	0.00	0.00	0.00	32,700.00
Reserve For Maintenance (Previous)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve For Maintenance	414,770.00	0.00	0.00	0.00	0.00	0.00	414,770.00
Due To Bondholders	0.00	6,755,000.00	0.00	0.00	0.00	0.00	6,755,000.00
Accounts Payable	60,558.15	0.00	0.00	0.00	0.00	0.00	60,558.15
Total Accounts Payable	508,028.15	6,755,000.00	0.00	0.00	0.00	0.00	7,263,028.15
Total Current Liabilities	508,028.15	6,755,000.00	0.00	0.00	0.00	0.00	7,263,028.15
Long Term Liabilities							
Special Assessment Debt (2005)	0.00	0.00	0.00	0.00	0.00	6,755,000.00	6,755,000.00
Special Assessment Debt (2015A-1)	0.00	0.00	0.00	0.00	0.00	8,110,000.00	8,110,000.00
Special Assessment Debt (2015B-1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2015A-2)	0.00	0.00	0.00	0.00	0.00	4,895,000.00	4,895,000.00
Special Assessment Debt (2015B-2)	0.00	0.00	0.00	0.00	0.00	4,175,000.00	4,175,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	23,935,000.00	23,935,000.00
Total Liabilities	508,028.15	6,755,000.00	0.00	0.00	0.00	23,935,000.00	31,198,028.15
Equity							
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	45,010,003.00	0.00	45,010,003.00
Retained Earnings	33,529.61	-6,746,234.62	8,989,416.85	0.00	-6,066,554.00	0.00	-3,789,842.16
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income*	138,703.51	0.51	-6,644,514.44	0.00	0.00	0.00	-6,505,810.42
Total Equity	172,233.12	-6,746,234.11	2,344,902.41	0.00	38,943,449.00	0.00	34,714,350.42
TOTAL LIABILITIES & EQUITY	680,261.27	8,765.89	2,344,902.41	0.00	38,943,449.00	23,935,000.00	65,912,378.57

Notes

Roadways Expenditures Are Deducted From (Previous) Maintenance Reserve, Capped At 9/30/21 Balance Of \$129,668.

Seawall Expenditures Are Deducted From Seawall Reserve. Balance As Of 9/30/21 Was \$36,200.

* For Balance Sheet: Eligible Roadways & Seawall Expenditures Are Added To Operating Fund Net Income Amount.

Current 2021/2022 Amount = \$133,168.

* For Balance Sheet: Reserve For Maintenance is Subtracted From Operating Fund Net Income Amount.

Current Amount = \$414,770.