

# South Bay Community Development District

## Board of Supervisors

Kelly Evans, Chairperson  
Scott Campbell, Vice Chairperson  
Ian Brown, Assistant Secretary  
Mary Madden, Assistant Secretary  
Stephen Herrera, Assistant Secretary

Mark Vega, District Manager  
David Smith, District Counsel  
Rick Brylanksi, District Engineer

## Regular Meeting Agenda

Wednesday, September 13, 2023 – 1:00 p.m.

Call in (Audio Only) +1 646-838-1601, 90777154#

Phone Conference ID: 907 771 54#

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- 1. Call to Order and Roll Call**
  - 2. Audience Comments (Limit of 3 Minutes)**
  - 3. Consent Agenda**
    - A. Approval of the Minutes of August 16, 2023
    - B. Acceptance of the July 2023 Financial Report
  - 4. Attorney's Report**
  - 5. Engineer's Report**
  - 6. District Manager's Report**
    - A. POA Security Contract Discussion
    - B. Little Harbor POA Transition
  - 7. Supervisor Requests and Comments**
  - 8. Adjournment**

**The Next Meeting is scheduled to be held on  
Wednesday, October 11, 2023 at 1:00 p.m.**

### District Office:

Inframark  
210 North University Drive, Suite 702  
Coral Springs, Florida, 33071  
954-603-0033

### Meeting Location:

Little Harbor POA Clubhouse  
611 Destiny Drive  
Ruskin, Florida 33570  
<https://www.sbaycdd.org/>

**MINUTES OF MEETING  
SOUTH BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Budget Public Hearing of the Board of Supervisors of the South Bay Community Development District was held Wednesday, August 16, 2023 at 1:00 p.m. at the POA Meeting Room, 611 Destiny Dr, Ruskin, Florida 33570.

Present and constituting a quorum were:

Kelly Evans	Vice Chairperson
Scott Campbell	Vice Chairperson
Ian Brown	Assistant Secretary
Mary Madden	Assistant Secretary (via phone)
Stephen Herrera	Assistant Secretary

Also present were:

Mark Vega	Inframark District Manager
David Smith	District Counsel
Rick Brylanski	District Engineer
Several Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

- The meeting was called to order. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limit of 3 Minutes)**

- Audience comments were received regarding the seawall and sidewalk agreement.

**THIRD ORDER OF BUSINESS**

**Engineer's Report**

**A. Presentation of Seawall Report**

- Mr. Vega noted the report will not be accepted as is, due to incorrect verbiage.
- Mr. Brylanski presented his Report.
- Further discussion ensued regarding the extent of the seawall damage.

**FOURTH ORDER OF BUSINESS**

**Little Harbor POA Report**

- Mr. Vega noted the POA and CDD are separate entities and payments are separate.

- The Board agreed to terminate the POA agreement and transfer contracts to the CDD from the POA, pending review of all contracts, compliance, and legal review. Further discussion ensued regarding the POA budget.
- The Board concurred to remove the Carter sidewalk from the budget.

**FIFTH ORDER OF BUSINESS Public Hearing to Adopt Fiscal Year 2024 Budget**

On MOTION by Ms. Evans seconded by Mr. Campbell with all in favor the Public Hearing to Adopt Fiscal Year2024 Budget was opened at 2:42 p.m. 5-0

- Audience comments were received regarding the Budget.

On MOTION by Ms. Evans seconded by Mr. Campbell with all in favor the Public Hearing to Adopt Fiscal Year2024 Budget was closed at 3:03 p.m. 5-0

**A. Consideration of Resolution 2023-06, Adoption of the FY2024 Budget**

- Discussion ensued regarding the budget and changes were made.

Mr. Brown MOVED adopt Resolution 2023-06, Adoption of the Fiscal Year 2024 Budget, and Ms. Evans second the motion.

On VOICE VOTE with Mr. Brown, Ms. Evans, Ms. Madden and Mr. Herrera voting aye and Mr. Campbell voting nay, the prior motion was approved. 4-1

**B. Consideration of Resolution 2023-07, Levying Assessments**

On MOTION by Ms. Evans seconded by Mr. Brown with all in favor Resolution 2023-07, Levying Assessments was adopted. 5-0

**SIXTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Consideration of Fiscal Year 2024 Meeting Schedule (2 options Included)**

- The Board concurred to schedule the Board meetings on the second Wednesday of every month, in the POA Meeting Room. The Board also agreed to move the September Meeting to September 13, 2023.
- Mr. Smith commented on demand letters received.

On MOTION by Ms. Evans seconded by Mr. Campbell with all in favor the Board authorized Mr. Smith to communicate with Mr. Whittemore regarding possible litigation with Lennar NTE \$5,000. 5-0

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

- None.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments (Limit of 3 Minutes)**

- Audience comments were received.

**NINETH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Evans seconded by Mr. Brown with all in favor the meeting was adjourned. (5-0)

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Mark Vega, Secretary

**SOUTH BAY**  
**Community Development District**

*Financial Report*

*July 31, 2023*

*(unaudited)*

**Prepared by**



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**SOUTH BAY**  
**Community Development District**

**Financial Statements**

(Unaudited)

**July 31, 2023**

**Balance Sheet**

July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 851,759	\$ -	\$ -	\$ 851,759
Due From Other Funds	-	-	65,129	65,129
Investments:				
Interest Fund (A-1)	-	-	1	1
Prepayment Fund (A-1)	-	-	4,878	4,878
Reserve Fund (A-1)	-	-	411,126	411,126
Reserve Fund (A-2)	-	-	388,097	388,097
Reserve Fund (B-2)	-	-	253,995	253,995
Revenue Fund	-	8,876	-	8,876
Revenue Fund (A-1)	-	-	296,803	296,803
Revenue Fund (A-2)	-	-	115,171	115,171
Prepaid Items	23,333	-	-	23,333
<b>TOTAL ASSETS</b>	<b>\$ 875,092</b>	<b>\$ 8,876</b>	<b>\$ 1,535,200</b>	<b>\$ 2,419,168</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 53,278	\$ -	\$ -	\$ 53,278
Mature Bonds Payable	-	1,271,776	3,900,013	5,171,789
Due To Other Funds	65,129	-	-	65,129
<b>TOTAL LIABILITIES</b>	<b>118,407</b>	<b>1,271,776</b>	<b>3,900,013</b>	<b>5,290,196</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	23,333	-	-	23,333
<b>Unassigned:</b>				
	733,352	(1,262,900)	(2,364,813)	(2,894,361)
<b>TOTAL FUND BALANCES</b>	<b>\$ 756,685</b>	<b>\$ (1,262,900)</b>	<b>\$ (2,364,813)</b>	<b>\$ (2,871,028)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 875,092</b>	<b>\$ 8,876</b>	<b>\$ 1,535,200</b>	<b>\$ 2,419,168</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b>REVENUES</b>					
Interest - Investments	\$ 420	\$ 350	\$ 19,723	\$ 19,373	4695.95%
Interest - Tax Collector	-	-	409	409	0.00%
Special Assmnts- CDD Collected (Admin)	152,453	152,453	152,428	(25)	99.98%
Special Assmnts- CDD Collected (Maint.)	255,503	255,503	255,516	13	100.01%
Special Assmnts- Tax Collector (Admin)	85,403	85,403	85,431	28	100.03%
Special Assmnts- Tax Collector (Maint.)	143,104	143,104	143,091	(13)	99.99%
Special Assmnts- Discounts	(38,311)	(38,311)	(8,227)	30,084	21.47%
Other Miscellaneous Revenues	-	-	100,648	100,648	0.00%
<b>TOTAL REVENUES</b>	<b>598,572</b>	<b>598,502</b>	<b>749,019</b>	<b>150,517</b>	<b>125.13%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	10,000	8,330	7,169	1,161	71.69%
FICA Taxes	800	670	520	150	65.00%
ProfServ-Arbitrage Rebate	1,950	1,950	650	1,300	33.33%
ProfServ-Engineering	15,000	12,500	22,619	(10,119)	150.79%
ProfServ-Legal Services	70,000	58,330	53,203	5,127	76.00%
ProfServ-Legal Litigation	45,000	37,500	930	36,570	2.07%
ProfServ-Survey	1,000	1,000	-	1,000	0.00%
ProfServ-Trustee Fees	9,000	9,000	-	9,000	0.00%
Assessment Roll	6,000	5,000	-	5,000	0.00%
Disclosure Report	5,000	4,170	5,000	(830)	100.00%
Management & Accounting Services	35,208	29,340	26,912	2,428	76.44%
Auditing Services	7,250	7,250	6,250	1,000	86.21%
Travel and Per Diem	1,250	1,040	797	243	63.76%
Postage and Freight	750	630	333	297	44.40%
Insurance	12,000	12,000	12,070	(70)	100.58%
Legal Advertising	5,200	5,200	6,616	(1,416)	127.23%
Misc-Property Taxes	390	390	389	1	99.74%
Misc-Records Storage	1,200	1,000	597	403	49.75%
Misc-Assessment Collection Cost	19,155	19,155	4,403	14,752	22.99%
Website Administration	2,000	1,670	4,065	(2,395)	203.25%
Miscellaneous Expenses	2,500	2,080	541	1,539	21.64%
Office Supplies	1,500	1,250	500	750	33.33%
Dues, Licenses, Subscriptions	175	175	175	-	100.00%
<b>Total Administration</b>	<b>252,328</b>	<b>219,630</b>	<b>153,739</b>	<b>65,891</b>	<b>60.93%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Maintenance</u></b>					
R&M-Common Area	280,000	233,330	233,333	(3)	83.33%
Miscellaneous Maintenance	10,000	8,330	-	8,330	0.00%
Reserve - Maintenance Program	50,000	-	52,040	(52,040)	104.08%
Seawall Reserve Contribution	50,000	-	31,260	(31,260)	62.52%
<b>Total Maintenance</b>	<b>390,000</b>	<b>241,660</b>	<b>316,633</b>	<b>(74,973)</b>	<b>81.19%</b>
<b>TOTAL EXPENDITURES</b>	<b>642,328</b>	<b>461,290</b>	<b>470,372</b>	<b>(9,082)</b>	<b>73.23%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(43,756)	137,212	278,647	141,435	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(43,756)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(43,756)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (43,756)	\$ 137,212	\$ 278,647	\$ 141,435	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>477,656</b>	<b>477,656</b>	<b>477,656</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 433,900</b>	<b>\$ 614,868</b>	<b>\$ 756,303</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 96	\$ 96	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>96</b>	<b>96</b>	<b>0.00%</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	96	96	0.00%
Net change in fund balance	\$ -	\$ -	\$ 96	\$ 96	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>-</b>	<b>(1,262,996)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,262,900)</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 200	\$ 160	\$ 48,885	\$ 48,725	24442.50%
Special Assmnts- CDD Collected (Debt Serv.)	113,701	113,701	113,701	-	100.00%
Special Assmnts- Debt Service (A-1)	729,255	729,255	729,255	-	100.00%
Special Assmnts- Debt Service (A-2)	458,475	458,475	-	(458,475)	0.00%
Special Assmnts- Debt Service (B-2)	275,530	275,530	-	(275,530)	0.00%
Special Assmnts- Discounts	-	-	(26,327)	(26,327)	0.00%
<b>TOTAL REVENUES</b>	<b>1,577,161</b>	<b>1,577,121</b>	<b>865,514</b>	<b>(711,607)</b>	<b>54.88%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
ProfServ-Legal Services	-	-	121,389	(121,389)	0.00%
ProfServ-Trustee Fees	-	-	12,743	(12,743)	0.00%
Misc-Assessment Collection Cost	-	-	14,061	(14,061)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>-</b>	<b>148,193</b>	<b>(148,193)</b>	<b>0.00%</b>
<b>Debt Service</b>					
Principal Debt Retirement A-1	360,190	360,000	360,000	-	99.95%
Principal Debt Retirement A-2	175,000	175,000	-	175,000	0.00%
Interest Expense Series A-1	439,110	439,110	449,820	(10,710)	102.44%
Interest Expense Series A-2	283,555	283,555	-	283,555	0.00%
Interest Expense Series B-2	275,550	275,550	-	275,550	0.00%
<b>Total Debt Service</b>	<b>1,533,405</b>	<b>1,533,215</b>	<b>809,820</b>	<b>723,395</b>	<b>52.81%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,533,405</b>	<b>1,533,215</b>	<b>958,013</b>	<b>575,202</b>	<b>62.48%</b>
Excess (deficiency) of revenues Over (under) expenditures	43,756	43,906	(92,499)	(136,405)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	43,756	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>43,756</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 43,756	\$ 43,906	\$ (92,499)	\$ (136,405)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(2,272,302)</b>	<b>(2,272,302)</b>	<b>(2,272,302)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (2,228,546)</b>	<b>\$ (2,228,396)</b>	<b>\$ (2,364,801)</b>		

**SOUTH BAY**  
**Community Development District**

**Supporting Schedules**

**July 31, 2023**

**Non-Ad Valorem Special Assessments - Palm Beach County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND				
					General Fund	General Admin Fund	General Maint Fund	Debt Service Fund	
Assessments Levied FY23				\$ 957,765	23.86%	\$ 85,403	\$ 143,104	\$ 729,255	76.14%
11/03/22	\$ 10,702	\$ 607	\$ 218	\$ 11,527	\$ 2,750	\$ 1,028	\$ 1,722	\$ 8,777	
11/16/22	\$ 57,078	\$ 2,427	\$ 1,165	\$ 60,670	\$ 14,475	\$ 5,412	\$ 9,064	\$ 46,194	
11/21/22	\$ 207,059	\$ 8,804	\$ 4,226	\$ 220,088	\$ 52,510	\$ 19,632	\$ 32,881	\$ 167,575	
11/28/22	\$ 46,923	\$ 1,995	\$ 958	\$ 49,875	\$ 11,900	\$ 4,449	\$ 7,451	\$ 37,975	
12/06/22	\$ 436,936	\$ 18,578	\$ 8,917	\$ 464,431	\$ 110,807	\$ 41,427	\$ 69,386	\$ 353,618	
12/12/22	\$ 24,267	\$ 986	\$ 495	\$ 25,748	\$ 6,143	\$ 2,297	\$ 3,847	\$ 19,605	
01/04/23	\$ 28,264	\$ 902	\$ 577	\$ 29,743	\$ 7,096	\$ 2,653	\$ 4,444	\$ 22,646	
02/03/23	\$ 26,869	\$ 560	\$ 548	\$ 27,977	\$ 6,675	\$ 2,496	\$ 4,180	\$ 21,302	
03/02/23	\$ 18,394	\$ 190	\$ 375	\$ 18,959	\$ 4,523	\$ 1,691	\$ 2,833	\$ 14,436	
04/05/23	\$ 29,591	\$ -	\$ 604	\$ 30,194	\$ 7,204	\$ 2,692	\$ 4,511	\$ 22,990	
INTEREST	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05/05/23	\$ 4,746	\$ (58)	\$ 97	\$ 4,786	\$ 1,142	\$ 427	\$ 715	\$ 3,644	
06/04/23	\$ 2,412	\$ (72)	\$ 49	\$ 2,390	\$ 570	\$ 213	\$ 357	\$ 1,820	
06/15/23	\$ 11,483	\$ (341)	\$ 234	\$ 11,376	\$ 2,714	\$ 1,014	\$ 1,700	\$ 8,662	
<b>TOTAL</b>	<b>\$ 905,045</b>	<b>\$ 34,577</b>	<b>\$ 18,464</b>	<b>\$ 957,765</b>	<b>\$ 228,510</b>	<b>\$ 85,430</b>	<b>\$ 143,091</b>	<b>\$ 729,244</b>	
<b>% COLLECTED</b>				100%	100%	100%	100%	100%	100%

**Cash and Investment Report**  
*July 31, 2023*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	SeaCoast Bank	Checking Account	3.92%	\$ 851,389
			<b>Subtotal</b>	<b>\$ 851,389</b>
<b>DEBT SERVICE AND CAPITAL PROJECTS FUNDS</b>				
Series 2005 Revenue	US Bank	Open-Ended Commercial Paper	5.15%	\$ 8,876
Series 2015-1 Interest A-1	US Bank	Open-Ended Commercial Paper	5.15%	\$ 1
Series 2015-1 Prepayment A-1	US Bank	Open-Ended Commercial Paper	5.15%	\$ 4,878
Series 2015-1 Reserve A-1	US Bank	Open-Ended Commercial Paper	5.15%	\$ 411,126
Series 2015-2 Reserve A-2	US Bank	Open-Ended Commercial Paper	5.15%	\$ 388,097
Series 2015-2 Reserve B-2	US Bank	Open-Ended Commercial Paper	5.15%	\$ 253,995
Series 2015-1 Revenue A-1	US Bank	Open-Ended Commercial Paper	5.15%	\$ 296,803
Series 2015-2 Revenue A-2	US Bank	Open-Ended Commercial Paper	5.15%	\$ 115,171
			<b>Subtotal</b>	<b>\$ 1,478,948</b>
			<b>Total</b>	<b>\$ 2,330,336</b>

**SOUTH BAY CDD**

Bank Reconciliation

Bank Account No. 3871 SEACOAST BANK  
 Statement No. 7/31A  
 Statement Date 7/31/2023

<b>G/L Balance (LCY)</b>	851,758.61	<b>Statement Balance</b>	854,562.71
<b>G/L Balance</b>	851,758.61	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	854,562.71
<b>Subtotal</b>	851,758.61	<b>Outstanding Checks</b>	2,804.10
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	851,758.61	<b>Ending Balance</b>	851,758.61
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
7/26/2023	Payment	2536	LEAH POPELKA	369.40	0.00	369.40
5/31/2023	Payment	2520	STEPHEN E. HERRERA	184.70	0.00	184.70
7/26/2023	Payment	2535	CARR RIGGS & INGRAM	2,250.00	0.00	2,250.00
<b>Total Outstanding Checks.....</b>				<b>2,804.10</b>		<b>2,804.10</b>



## SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Bank Account

For the Period from 7/1/23 to 7/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**SEACOAST BANK - (ACCT#XXXXX3871)**

**CHECK # 2530**

07/12/23	Vendor	HOLE MONTES, INC.	91280	ENGINEERING SERVICE FOR JUNE 2023	ProfServ-Engineering	001-531013-51301	\$4,323.75
							<b>Check Total</b>
							<u>\$4,323.75</u>

**CHECK # 2531**

07/12/23	Vendor	INFRAMARK, LLC	97026	JUNE 2023 SVCS	Management & Accounting Services	001-531149-51301	\$3,749.67
07/12/23	Vendor	INFRAMARK, LLC	97026	JUNE 2023 SVCS	Printing	001-531149-51301	\$46.59
07/12/23	Vendor	INFRAMARK, LLC	97026	JUNE 2023 SVCS	Postage and Freight	001-541006-51301	\$8.00
							<b>Check Total</b>
							<u>\$3,804.26</u>

**CHECK # 2532**

07/12/23	Vendor	LITTLE HARBOR POA	2023-07 01	COMMON AREA MAINTENANCE	R&M-Common Area	001-546016-51902	\$23,333.33
							<b>Check Total</b>
							<u>\$23,333.33</u>

**CHECK # 2533**

07/18/23	Vendor	GRAY ROBINSON P.A.	11155820	DISTRICT COUNSEL JULY 2023	ProfServ-Legal Services	001-531023-51301	\$300.00
07/18/23	Vendor	GRAY ROBINSON P.A.	11155803	DISTRICT COUNSEL JULY 2023	ProfServ-Legal Services	001-531023-51401	\$5,693.07
							<b>Check Total</b>
							<u>\$5,993.07</u>

**CHECK # 2534**

07/18/23	Vendor	TAMPA BAY TIMES	0000291312	LEGAL ADVERTISING JULY 2023	Legal Advertising	001-548002-51301	\$2,336.95
							<b>Check Total</b>
							<u>\$2,336.95</u>

**CHECK # 2535**

07/26/23	Vendor	CARR RIGGS & INGRAM	17640436	SERVICES FOR 9/30/2022	Auditing Services	001-532002-51301	\$2,250.00
							<b>Check Total</b>
							<u>\$2,250.00</u>

**CHECK # 2536**

07/26/23	Vendor	LEAH POPELKA	LP72023	Replacements checks from Sept 2022	P/R-Board of Supervisors	001-511001-51101	\$369.40
							<b>Check Total</b>
							<u>\$369.40</u>

**Account Total** \$42,410.76

- 1) POA Landscape: The CDD requested any landscaping upgrades to cease, The POA has no problem with the CDD taking over these 2 landscape projects totaling \$20.525, the POA had previously approved and planned to complete in September but wanted to verify that the CDD has funds to complete those projects.
  - a. These projects were not included in the CDD budget discussion but were in the July 14 CDD meeting packet.
  - b. Does the CDD want to fund these projects and if so to what level.
  
- 2) Irrigation concern - WCI/Lennar will complete construction of the Townhomes and it is expected they will ask to tie into the CDD irrigation system.
  - a. A new irrigation well is estimated @ \$20,000, who will pay for it?
  
- 3) The Boardwalk along Tampa Bay next to the Sunset Grill by the Pier sustained significant damage from Hurricane Idalia.
  - a. Ownership of this strip of land is unknown
  - b. Suntex did a survey when they purchased the restaurant and determined that their property line ends at the old concrete seawall about 5 feet away from the edge of the boardwalk.
  - c. The CDD Quit Claim the Pier to the POA. Note
  - d. The Boardwalk is approximately 260 feet long and 5 feet wide for a total of around 1,300 square feet (from Google Earth). Estimated repair cost \$36,000+-
  
- 4) Contracts to be discussed and reviewed by legal:
  - a. South County Landcare temporary contract
  - b. J Mac Property Service
  - c. Rick Metz
  - d. Allied Universal
  - e. TECO – No legal Review necessary