

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING AND PUBLIC HEARING  
AUGUST 19, 2016**

**THE OAKS AT SHADY CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**AUGUST 19, 2016 at 10:00 a.m.**

The Offices of Lennar Homes  
Located at 4600 W. Cypress Street Suite 200, Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Brady Lefere Laura Coffey Paulo Beckert Vacant Dale Human
<b>District Manager</b>	Meritus Meritus	Brian Lamb Brian Howell
<b>District Attorney</b>	Straley & Robin	John Vericker
<b>District Engineer</b>	Landmark Engineering (Interim)	Todd Amaden

*All cellular phones and pagers must be turned off while in the meeting room*  
**The District Agenda is comprised of four different sections:**

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comment on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the fifth section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The seventh section is called **Staff Reports**. This section will allow Vendors and Staff to update Board on work and to present proposals. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The eighth section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The Audience Comments portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors  
**The Oaks at Shady Creek Community Development District**

Dear Board Members:

The Regular Meeting and Public Hearing of The Oaks at Shady Creek Community Development District will be held on **Friday, May 20, 2016 at 10:00 a.m.** at the offices of Lennar Homes, located at 4600 W. Cypress Street Suite 200, Tampa, FL 33607. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2017 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2017 Budget
  - E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget ..... Tab 01
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2016-04; Assessment Resolution ..... Tab 02
  - B. Consideration of Resolution 2016-05; Designation of Treasurer & Asst. Treasurer ..... Tab 03
  - C. Consideration of Resolution 2016-06; Setting Fiscal Year 2017 Meeting Schedule ..... Tab 04
  - D. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes May 20, 2016 ..... Tab 05
  - B. Consideration of Operations and Maintenance Expenditures August 2016 ..... Tab 06
  - C. Review of Financial Statements Month Ending June 30, 2016 ..... Tab 07
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. 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) 397-5120.

Brian Lamb  
District Manager