

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**June 19, 2020 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on Friday, June 19, 2020 at 10:00 a.m. via conference call at 1-866-906-9330 with access code 4863181.

**1. CALL TO ORDER/ROLL CALL**

Nicole Hicks called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on Friday, June 19, 2020 at 10:05 a.m.

**Board Members Present and Constituting a Quorum at the onset of the meeting:**

- Danny Schoonover                      Chair
- Gill Hammond                              Vice Chair
- Michelle LeBeau-Elrod                  Supervisor
- Tim Wersinger                              Supervisor

**Staff Members Present:**

- Nicole Hicks                              District Manager, Meritus
- Gene Roberts                              District Manager, Meritus
- Kristen Schalter                          District Counsel, Straley Robin Vericker

There were no audience members in attendance on the conference call.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on Proposed Adjustments to FY 2021 Budget**

The Board discussed the proposed changes. Supervisor Schoonover said he agreed with the changes. The Board discussed further. Supervisor LeBeau-Elrod and Supervisor Wersinger said they both agreed as well.

MOTION TO:	Approve the proposed changes to the FY 2021 Budget.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89

**B. Discussion on Erosion Controls**

The Board discussed the proposal to address the erosion around the lift station and the need to add curbing and sod, or just sod. Mr. Roberts said both ideas will work to solve the problem, but it is up to the Board. Supervisor Schoonover said he would like a rendering. Supervisor Hammond asked for thoughts from Supervisor LeBeau-Elrod and Supervisor Wersinger. They provided feedback. Supervisor Schoonover said it sounds as if the Board would prefer a combination of both the sod and the curbing. Supervisor Hammond said he would recommend giving a do-not-exceed amount. Supervisor Schoonover said he would like to table a decision until they have a price. Supervisor Wersinger said if they table it, then it will be August before they can get the work done. Supervisor LeBeau-Elrod said it is a safety concern and cannot wait. The Board discussed further.

MOTION TO:	Provide management with a do not exceed of \$5,000 to have the curbing and sod installed.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. Discussion on How to Provide CDD Updates**

Ms. Schalter went through some of the specifics concerning the Sunshine Laws and what is and is not allowed. Ms. Hicks said the Board can always send a request to management to distribute information. The Board discussed and asked some questions regarding specifics on communication.

**D. General Matters of the District**

Ms. Hicks asked the Board how they feel about the use of CDD property and if there should be limitations or formal procedures. Supervisor Wersinger said he has no issue with the community using the CDD property for a place to gather. Supervisor Schoonover said he was concerned about insurance, cleanup, and things of that nature. Supervisor LeBeau-Elrod said every year before, there was a Fourth of July event and they always cleaned up after themselves. The Board discussed further. Supervisor Schoonover said he would like to leave the discussion open if they want to talk about it again at a later date.

Ms. Hicks said they have not received much of a response from the District Engineer concerning the sidewalk on Tropical Kingbird. Management realizes it is safety concern and suggests having another Engineer come out to look at the area and provide suggestions. The Board discussed and agreed they would like to have another Engineer come out and look at the sidewalk. The Board also discussed going out for RFP.

90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132

MOTION TO:	Go out for RFP for Engineer.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**4. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting Minutes May 15, 2020**

The Board reviewed the meeting minutes.

MOTION TO:	Approve the May 15, 2020 minutes.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures May 2020**

The Board reviewed the May 2020 O&Ms.

MOTION TO:	Approve the May 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**C. Review of Financial Statements Month Ending May 31, 2020**

The financials were reviewed and accepted.

**5. STAFF REPORTS**

**A. District Counsel**

Ms. Schalter said that the current executive order that allows remote quorums expires on June 30th. The order likely will be extended, but her office will keep Ms. Hicks and the Board informed.

133 Ms. Schalter also said she accepted another position and her last day will be July 10th.

134

135 **B. District Engineer**

136

137 There were no updates from the Engineer at this time.

138

139 **C. District Manager**

140 **i. Aquatics Report**

141 **ii. Community Inspection Report**

142

143 Mr. Roberts went over the management reports with the Board. He stated that the storm drain has  
144 been cleaned up and the sod installation was cancelled because most of it has healed.

145

146

147 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

148

149 There were no supervisor requests or audience comments.

150

151

152 **7. ADJOURNMENT**

153

154

MOTION TO:	Adjourn at 11:16 a.m.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

155

156

157

158

159

160

161

162

163

164

165 *\*Please note the entire meeting is available on disc.*

166

167 *\*These minutes were done in a summary format.*

168

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

172 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
173 meeting held on July 17, 2020.

174

Danny Schoonover

175  
176 **Signature**

177

178 Danny Schoonover

179

180 **Printed Name**

181

182 **Title:**

183

Chair

184

Vice Chair

185

186

187

188

189

190

191



Nicole Hicks

175  
176 **Signature**

178 Nicole Hicks

179 **Printed Name**

182 **Title:**

Secretary

Assistant Secretary

*Recorded by Records Administrator*

Brittany Crutchfield

*Signature*

July 17, 2020

*Date*