

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 15, 2021**

THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
OCTOBER 15, 2021 AT 10:00 a.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579

District Board of Supervisors	Supervisor	Robin Lush
	Supervisor	Michelle LeBeau-Elrod
	Supervisor	John Bentley
	Supervisor	Gretchen Gosselin
	Supervisor	Vacant
District Managers	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang, P.E.

All cellular phones and pagers must be turned off while in the meeting room

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 second section called **Audience Questions and Comments 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. The third 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. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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) 873-7300 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.

The Oaks at Shady Creek CDD

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, October 15, 2021 at 10:00 a.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting:

Conference Call In Number – 1-866-906-9330 Participant Access Code – 7979718

REGULAR BOARD OF SUPERVISOR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Resume for Open Board Seat Tab 01
 - B. Consideration of Resolution 2022-01; Re Designating Officers..... Tab 02
 - C. Discussion on Sod Installation Proposal Tab 03
 - D. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of the Public Hearing & Regular Meeting Minutes September 17, 2021 Tab 04
 - B. Consideration of Operations and Maintenance Expenditures September 2021..... Tab 05
 - C. Review of Financial Statements Month Ending September 30, 2021 Tab 06
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 07
- 6. SUPERVISOR REQUESTS**
- 7. 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) 873-7300.

Sincerely,

Gene Roberts
District Manager



Amy S. Brown

10637 Bahama Woodstar Ct.
Riverview, FL 33579
813-340-4301
amysbrown2014@gmail.com

Objective

Experienced and enthusiastic commercial insurance professional motivated to succeed in a fast-paced and deadline-driven professional environment. Seeking opportunity as an Inland Marine Technical Specialist.

Skills

Self-directed

Team player

Strong interpersonal and communication skills

Personal and Commercial Property claims: 20 years' experience

Analytical Thinker: Good at long-term strategic planning as well as applying day-to-day tactical plans to resolve issues and challenges.

Leadership: Excels in maintaining a positive attitude, adapting to change, and boosting team moral. Recognizes and executes ways to assist in improving results and encourage co-workers to focus on quality results.

Marketing: Developed strong relationships with our agents/brokers and underwriting team and have taken part in annual business reviews and planning succession meetings as well as attend national conferences to support and preserves Travelers brand.

Experience

**St. Paul/Travelers Insurance-Commercial Claims
Professional/Technical Specialist**
August 2000– Present

Investigate, evaluate and settle claims for the following property coverage lines; Commercial and Personal Real and Personal Property, Farm & Ranch, Employee

Dishonesty, Business Interruption as well as the National Hangar Program and Inland Marine to include Contractors Tools & Heavy Equipment, Installation, Builder's Risk, Medical Equipment, Broadcasters Equipment and Towers & Computerized Business Equipment. Back up support for niche market Program claims.

FL 620 License. Licensed in all states that has a license requirement.

Well versed in Lotus Notes, Outlook, Microsoft Word, Excel and Power Point.

Maintain close working relationships with internal and external business partners. Partner with underwriting to improve customer relationships as well as strategize to improve existing coverage forms.

Spearheaded the claims centralization for the National Hangar Program. Manage all claims for this account nationwide. Key relationships with the program Underwriting team, Agent and the nationwide Brokers. Take part in business review and planning meetings to analyze PIF, combined losses paid, earned premium and loss ratios. Attend annual Aviation Insurance Conference with the Underwriting and Agent teams to market the business and Travelers as a company.

USF&G/St. Paul-Claims Coordinator and Customer Service
July 1998– August 2000

Provided accurate and appropriate information in response to customer inquiries.

Worked with upper management to ensure appropriate changes were made to improve customer satisfaction.

Data entry of new notices of loss received by insureds and agent via fax and phone.

Assignment of claims to appropriate field offices and adjusters.

Enforced Service Center policies, procedures and quality assurance measures.

RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF THE OAKS AT
SHADY CREEK COMMUNITY DEVELOPMENT
DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, The Oaks at Shady Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 15th DAY OF OCTOBER, 2021.

ATTEST:

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

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

DATE
9/14/2021

PROPOSAL

- ☒ Property
☐ Homeowner



SELECT BRANCH: Tampa East

SERVICE ADDRESS	BILLING ADDRESS <small>same</small>	PROPERTY CONTACT INFORMATION	BRANCH ADDRESS
Full Name: Gene Roberts Address: 10805 PURPLE MARTIN BLVD City, State: Riverview FL, ZIP: 34683 Phone: Email Address: gene.roberts@merituscorp.com			MAINSCAPE, INC. 6604 Simmons Loop Riverview, FL 33578 800-481-0096 www.mainscape.com
COMMUNITY & PROPERTY NAME	WORK ORDER #	PROPOSED BY	WORK PERFORMED BY
The Oaks at Shady Creek		Joey Muniz	Joey Muniz

SERVICE CODE AND DESCRIPTION
 1521 - LANDSCAPE INSTALLATION

Proposed quote to install new St. augustine sod in decling areas on exit side of Blvd.

SPECIFICS, DESCRIPTION, & INSTRUCTIONS	UNIT PRICE	UOM	SIZE	QTY.	TOTAL
St. August Sod removal and Install	\$1.45	Sqf	4.5 Pallets	2200	\$ 3,190.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Notes:					TOTAL: \$ 3,190.00

Conditions: The above price is good for 30 days from date of proposal. Any additional trips to the site caused by the customer for reasons uncontrolled by Mainscape, Inc. will result in a \$65.00 'trip charge' per event. No warranty on transplanted material. All material is guaranteed to be as specified. Transplanted plant material is not covered under warranty. All work is to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. The purchaser is to carry fire, tornado, and other necessary insurance. Mainscape, Inc. is insured for workman's compensation, general liability, and automobile liability. Certificates of insurance are available upon request.

Terms: Net due upon receipt, subject to a 2% per month late charge on past due accounts with costs incurred in collection of this contract, including reasonable attorney's fees, to be paid by the purchaser.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Mainscape, Inc. is authorized to do the work as specified. Mainscape or Purchaser may cancel this contract at any time upon giving a 30-day notice or upon customer default of payment terms.

Plant warranty: Trees provided and installed by Mainscape, Inc. shall be warrantied for a period of one (1) year from date of installation. Shrubs and groundcovers provided and installed by Mainscape, Inc. shall be warrantied for a period of six (6) months from installation. Sod provided and installed by Mainscape, Inc. shall be warrantied for a period of thirty (30) days from installation. Annual flowers provided and installed by Mainscape, Inc. shall be warrantied for thirty (30) days from the date of installation. Transplanted plants are not covered under this warranty. All warranties are contingent on plants receiving proper maintenance. Plants that are damaged or die due to acts of God are not covered under this warranty. Plants that are damaged or die due to diseases and insects for which there is no known cure are not covered under this warranty.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions.
www.mainscape.com/termsandconditions

Purchaser's Signature

Contractor's Signature

Name Title Date

 Joey Muniz Operations Manager 9/14/2021
 Name Title Date

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

September 17, 2021 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, September 17, 2021 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, September 17, 2021 at 10:00 a.m.**

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

Tim Wersinger	Vice-Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
John Bentley	Supervisor
Gretchen Gosselin	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
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There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. General Matters of the District

There were no general matters to discuss.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes August 20, 2021

The Board reviewed the minutes.

MOTION TO:	Approve the August 20, 2021 minutes.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures August 2021

The Board reviewed the O&Ms. Supervisor Wersinger questioned the amount of the TECO invoice for \$4,000 and asked if this is a monthly expense. Supervisor Lush said there are two street lights that stay on during the day.

MOTION TO:	Approve the August 2021 O&Ms.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending August 31, 2021

The financials were reviewed and accepted.

5. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from staff.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Wersinger asked about spending some of the excess budget funds on landscaping before the fiscal year ends.

Supervisor Bentley asked about seeding the bare areas along Purple Martin vs. sodding.

Supervisor Lush stated that Mainscape is still not mowing the homeowners' side of the pond banks.

Supervisor Wersinger stated he is moving from the community so will be resigning from the Board.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

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

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Oaks at Shady Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Mainscape	1263754	\$ 129.41		Irrigation Service Repair - August 2021
Meritus Districts	10915	2,950.82		District Management Service - September 2021
SteadFast	20108	290.00		Aquatic Maintenance - September 2021
Monthly Contract Sub-Total		\$ 3,370.23		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
Tampa Electric	211005987436 092121	\$ 21.46		Electric Service thru 09/15/2021
Tampa Electric	211005987634 092121	4,901.21		Electric Service thru 09/15/2021
Tampa Electric	211020235159 092121	-127.95	\$ 4,794.72	Electric Service thru 09/15/2021
Utilities Sub-Total		\$ 4,794.72		

Regular Services				
Supervisor: Gretchen Gosselin	GG091721	\$ 200.00		Supervisor Fee - 09/17/2021
Supervisor: John Bentley	JB091721	200.00		Supervisor Fee - 09/17/2021
Supervisor: Michelle LeBeaue-Elrod	ME091721	200.00		Supervisor Fee - 09/17/2021
Supervisor: Robin Lush	RL091721	200.00		Supervisor Fee - 09/17/2021
Supervisor: Timothy Wersinger	TW091721	200.00	\$ 1,000.00	Supervisor Fee - 09/17/2021
Regular Services Sub-Total		\$ 1,000.00		

Additional Services				
Poop 911	4657235	\$ 172.25		Stations Emptied/Filled - 08/24/2021
Additional Services Sub-Total		\$ 172.25		

**Oaks at Shady Creek Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 9,337.20		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Mail payments to:

Mainscape
13418 Britton Park Road
Fishers, IN 46038
(800) 481-0096
FAX (317) 577-3161
www.mainscape.com

Invoice Information

Invoice Number 1263754
Payment Due 9/30/2021
Invoice Date 8/31/2021
Terms Net 30 Days
Customer Code C31646
Contract ID 64092

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$129.41	\$0.00	\$129.41

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment



13418 Britton Park Road
Fishers, IN 46038
(800) 481-0096
FAX (317) 577-3161
www.mainscape.com

Invoice Number 1263754
Payment Due 9/30/2021
Invoice Date 8/31/2021
Terms Net 30 Days
Customer Code C31646
Complete Date 8/31/2021

Billing Address

THE OAKS AT SHADY CREEK CDD
c/o MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Service Location

THE OAKS AT SHADY CREEK CDD
10805 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES - REPAIR		\$129.41
1536 CO RD 672- REPLACED 5 NOZZLES, SOLENOID-		
	NonTaxable Sales	\$129.41
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$129.41

Questions or concerns about your bill, please contact Customer Service at 1-800-481-0096 or email customerservice@mainscape.com.
Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10915
DATE: 09/01/2021
DUE DATE: 09/01/2021

BILLING ADDRESS
The Oaks at Shady Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,812.50
5103	Website Administration		125.00
4101	Postage July		6.12
48 4101	Copies BW July	0.15	7.20
SUBTOTAL			2,950.82
NEW CHARGES			
TOTAL			2,950.82



ACCOUNT INVOICE

tampaelectric.com



OAKS AT SHADY CREEK COMM
10508 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Statement Date: 09/21/2021
Account: 211005987436

Current month's charges:	\$21.46
Total amount due:	\$21.46
Payment Due By:	10/12/2021

Your Account Summary

Previous Amount Due	\$20.64
Payment(s) Received Since Last Statement	-\$20.64
Current Month's Charges	\$21.46
Total Amount Due	\$21.46

One Less Worry :)

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worry free!

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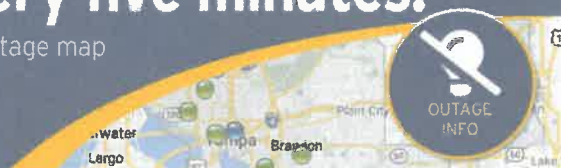
tampaelectric.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

Current month's charges:	\$21.46
Total amount due:	\$21.46
Payment Due By:	10/12/2021

Amount Enclosed \$

658790972725

Received

SEP 27 2021

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6587909727252110059874360000000021463

Account: 211005987436
Statement Date: 09/21/2021
Current month's charges due 10/12/2021

Details of Charges – Service from 08/14/2021 to 09/15/2021

Service for: 10508 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	09/15/2021	654		627		27 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	27 kWh @ \$0.06076/kWh	\$1.64
Fuel Charge	27 kWh @ \$0.04255/kWh	\$1.15
Storm Protection Charge	27 kWh @ \$0.00251/kWh	\$0.07
Florida Gross Receipt Tax		\$0.54

Electric Service Cost

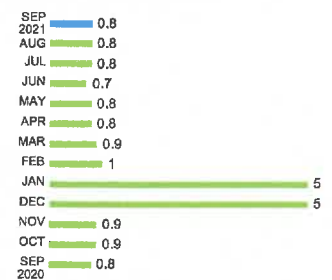
\$21.46

Total Current Month's Charges

\$21.46

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00002426-0004940- Page 11 of 12





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/21/2021

Account: 211005987634

OAKS AT SHADY CREEK COMM
301 US HIGHWAY 301 S
TAMPA, FL 33619

Current month's charges:	\$4,901.21
Total amount due:	\$4,901.21
Payment Due By:	10/12/2021

Your Account Summary

Previous Amount Due	\$4,860.36
Payment(s) Received Since Last Statement	-\$4,860.36
Current Month's Charges	\$4,901.21
Total Amount Due	\$4,901.21

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worry free!

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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987634

Current month's charges:	\$4,901.21
Total amount due:	\$4,901.21
Payment Due By:	10/12/2021

Amount Enclosed \$

658790972726

Received

SEP 27 2021

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6587909727262110059876340000004901213

Account: 211005987634
 Statement Date: 09/21/2021
 Current month's charges due 10/12/2021

Details of Charges – Service from 08/14/2021 to 09/15/2021

Service for: 301 US HIGHWAY 301 S, TAMPA, FL 33619

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	3715 kWh @ \$0.02734/kWh	\$101.57
Fixture & Maintenance Charge	117 Fixtures	\$1697.84
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3715 kWh @ \$0.04187/kWh	\$155.55
Storm Protection Charge	3715 kWh @ \$0.00354/kWh	\$13.15
Florida Gross Receipt Tax		\$6.93

Lighting Charges **\$4,901.21**

Total Current Month's Charges **\$4,901.21**

00002426-0004938-Page 7 of 12



Statement Date: 09/21/2021

Account: 211020235159

OAKS AT SHADY CREEK COMM
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Current month's charges: \$129.66
Total amount due: -\$127.95
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	\$117.92
Payment(s) Received Since Last Statement	-\$117.92
Miscellaneous Credits	-\$257.61
Credit balance after payments and credits	-\$257.61
Current Month's Charges	\$129.66
Total Amount Due	-\$127.95

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Worry :)**

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tampaelectric.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

Current month's charges: \$129.66
Total amount due: -\$127.95
CREDIT - DO NOT PAY

Amount Enclosed \$
641507067454

00002426 02 AV 0.42 33607 FTECO109212122594910 00000 02 01000000 006 02 9152 006

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



Received
SEP 27 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

64150706745421102023515900000000127953

Account: 211020235159
Statement Date: 09/21/2021
Current month's charges due DO NOT PAY

Details of Charges – Service from 08/14/2021 to 09/15/2021

Service for: 10707 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	09/15/2021	24,910		23,886		1,024 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	1,024 kWh @ \$0.06076/kWh	\$62.22
Fuel Charge	1,024 kWh @ \$0.04255/kWh	\$43.57
Storm Protection Charge	1,024 kWh @ \$0.00251/kWh	\$2.57
Florida Gross Receipt Tax		\$3.24

Electric Service Cost

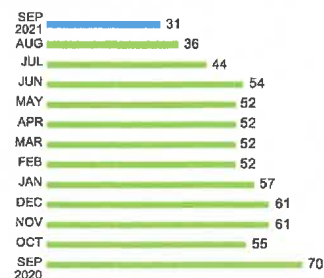
\$129.66

Total Current Month's Charges

\$129.66

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-\$253.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$4.61

Total Current Month's Credits

-\$257.61

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.



The Oaks at Shady Creek CDD

MEETING DATE: September 17, 2021 / 

DMS Staff Signature Per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
John Bentley	/	Salary Accepted	\$200.00
Gretchen Gosselin	/	Salary Accepted	\$200.00

GG091721

The Oaks at Shady Creek CDD

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
John Bentley	/	Salary Accepted	\$200.00
Gretchen Gosselin	/	Salary Accepted	\$200.00

JB091721

The Oaks at Shady Creek CDD

MEETING DATE: September 17, 2021 

DMS Staff Signature Per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
John Bentley	/	Salary Accepted	\$200.00
Gretchen Gosselin	/	Salary Accepted	\$200.00

ME 091721

The Oaks at Shady Creek CDD

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
John Bentley	/	Salary Accepted	\$200.00
Gretchen Gosselin	/	Salary Accepted	\$200.00

RL 091721

The Oaks at Shady Creek CDD

MEETING DATE: September 17, 2021

DMS Staff Signature Per Gene Roberts



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau~Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
John Bentley	/	Salary Accepted	\$200.00
Gretchen Gosselin	/	Salary Accepted	\$200.00

TW 091721

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

Service Slip/Invoice

INVOICE: 4657235
DATE: 8/24/2021
ORDER: 4657235

Bill To: [132872]
The Oaks at Shady Creek CDD
C/O Meritus
2005 PAN AM CIR
Suite 120
TAMPA, FL 33607-2359

Work Location: [132872] 813-397-5120
The Oaks at Shady Creek CDD
C/O Meritus
13956 US-301
RIVERVIEW, FL 33579

Work Date	Time	Target Pest	Technician		Time In
8/24/2021			BLAKEW	Blake Wanecski	
Purchase Order	Terms	Last Service	Map Code		Time Out
		8/24/2021			

Service	Description	Price
SPECPRICE	5 stations emptied/filled	\$172.25
		SUBTOTAL \$172.25
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$172.25
		AMOUNT DUE \$172.25

53900 - 4605
412

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Oaks at Shady Creek CDD

Balance Sheet

As of 9/30/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	221,232	0	0	0	0	221,232
Cash - Revenue - Series 2015 #7000	0	336,354	0	0	0	336,354
Cash - Reserve - Series 2015 #7004	0	110,518	0	0	0	110,518
Cash - Interest - Series 2015 #7002	0	83	0	0	0	83
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	13	0	0	0	13
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	498	0	0	498
Accounts Receivable - Other	128	0	0	0	0	128
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	2,500	0	0	0	0	2,500
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,823,191	0	5,823,191
Amount Available-Debt Service	0	0	0	0	415,384	415,384
Amount To Be Provided-Debt Service	0	0	0	0	5,584,616	5,584,616
Other	0	0	0	0	0	0
Total Assets	230,725	446,967	498	5,823,191	6,000,000	12,501,380
Liabilities						
Accounts Payable	4,923	0	0	0	0	4,923
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	253	0	0	0	0	253
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,000,000	6,000,000
Other	0	0	0	0	0	0

The Oaks at Shady Creek CDD

Balance Sheet

As of 9/30/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>5,176</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,000,000</u>	<u>6,005,176</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	434,900	498	0	0	435,398
Fund Balance-Unreserved	168,071	0	0	0	0	168,071
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,823,191	0	5,823,191
Other	<u>57,478</u>	<u>12,067</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>69,545</u>
Total Fund Equity & Other Credits	<u>225,549</u>	<u>446,967</u>	<u>498</u>	<u>5,823,191</u>	<u>0</u>	<u>6,496,205</u>
Total Liabilities & Fund Equity	<u>230,725</u>	<u>446,967</u>	<u>498</u>	<u>5,823,191</u>	<u>6,000,000</u>	<u>12,501,380</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	253,110	253,616	505	0 %
Interest Earnings				
Interest Earnings	0	269	269	0 %
Total Revenues	253,110	253,885	775	0 %
Expenditures				
Legislative				
Supervisor Fees	12,000	11,600	400	3 %
Financial & Administrative				
District Manager	33,750	33,750	0	0 %
District Engineer	4,000	590	3,410	85 %
Disclosure Report	4,200	4,200	0	0 %
Trustees Fees	5,000	5,000	(0)	(0)%
Auditing Services	4,500	4,100	400	9 %
Arbitrage Rebate Calculation	0	3,900	(3,900)	0 %
Postage, Phone, Faxes, Copies	2,000	304	1,696	85 %
Public Officials Insurance	2,200	2,153	47	2 %
Legal Advertising	2,500	3,998	(1,498)	(60)%
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	115	135	54 %
Website Administration	1,500	1,500	0	0 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	5,532	(532)	(11)%
Electric Utility Services				
Electric Utility Services	62,000	52,659	9,341	15 %
Water-Sewer Combination Services				
Water Utility Services	5,000	3,179	1,821	36 %
Other Physical Environment				
Waterway Management Program	4,625	5,214	(589)	(13)%
Property & Casualty Insurance	5,000	5,190	(190)	(4)%
Entry & Walls Maintenance	5,000	2,002	2,998	60 %
Landscape Maintenance - Contract	55,200	36,800	18,400	33 %
Landscape Maintenance - Other	7,000	5,895	1,105	16 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	4,952	48	1 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	13,735	2,500	11,235	82 %
Total Expenditures	253,110	196,407	56,704	22 %
Excess Revenues Over (Under) Expenses	0	57,478	57,478	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	168,071	168,071	0 %
Total Fund Balance, Beginning of Period	0	168,071	168,071	0 %
Fund Balance, End of Period	0	225,549	225,549	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	420,431	429,729	9,298	2 %
Interest Earnings				
Interest Earnings	0	44	44	0 %
Total Revenues	420,431	429,773	9,342	2 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	285,431	287,706	(2,275)	(1)%
Principal-Series 2015	135,000	130,000	5,000	4 %
Total Expenditures	420,431	417,706	2,725	1 %
Excess Revenues Over (Under) Expenses	0	12,067	12,067	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	434,900	434,900	0 %
Total Fund Balance, Beginning of Period	0	434,900	434,900	0 %
Fund Balance, End of Period	0	446,967	446,967	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess Revenues Over (Under) Expenses	0	0	0	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	498	498	0 %
Total Fund Balance, Beginning of Period	0	498	498	0 %
Fund Balance, End of Period	0	498	498	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Bank Balance	221,631.63
Less Outstanding Checks/Vouchers	400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	221,231.63
Balance Per Books	<u>221,231.63</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1837	8/26/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
1848	9/23/2021	System Generated Check/Voucher	200.00	Timothy Wersinger
Outstanding Checks/Vouchers			400.00	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1832	8/26/2021	System Generated Check/Voucher	200.00	Gretchen Gosselin
1833	8/26/2021	System Generated Check/Voucher	200.00	John Frank Bentley
1834	8/26/2021	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1835	8/26/2021	System Generated Check/Voucher	200.00	Robin M. Lush
1836	8/26/2021	System Generated Check/Voucher	4,998.92	TECO
1838	9/2/2021	System Generated Check/Voucher	273.74	BOCC
1839	9/2/2021	System Generated Check/Voucher	2,950.82	Meritus Districts
1840	9/2/2021	System Generated Check/Voucher	290.00	Steadfast Environmental, LLC
1841	9/2/2021	System Generated Check/Voucher	246.85	Straley Robin Vericker
1842	9/16/2021	System Generated Check/Voucher	172.25	POOP 911
1843	9/23/2021	System Generated Check/Voucher	200.00	Gretchen Gosselin
1844	9/23/2021	System Generated Check/Voucher	200.00	John Frank Bentley
1845	9/23/2021	System Generated Check/Voucher	129.41	Mainscape
1846	9/23/2021	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1847	9/23/2021	System Generated Check/Voucher	200.00	Robin M. Lush
Cleared Checks/Vouchers			10,661.99	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR264	9/30/2021	September Bank Interest	1.84	
Cleared Deposits			1.84	



Weekly Status Update

The Oaks at Shady Creek CDD

Month of August 2021

Horticulture

Mowing	8/2/2021 – 9/3/2021	Purple Martin Blvd., Common ground, Pump Stations, Retention Ponds	Complete
Pruning	8/2/2021 – 8/6/2021	Purple Martin Blvd.	Complete
Bed Care	8/19/2021 – 8/20/2021	Purple Martin Blvd., Common ground, Pump Stations	Complete

Irrigation

8-2-2021: On Thursday, zone 7 decoder at the 301 entrance was tested because the controller was displaying an “Overcurrent” alarm for this zone. Upon testing, a bad solenoid was found “shorted” and subsequently replaced. Zone is now back online and working at proper current levels.

8-9-2021: On Thursday, the August monthly inspections of the main controller at the clubhouse and the battery-operated controller at the park were performed. There was one spray head replaced and a few nozzles replaced, as well. The only other issue found was the rain sensor on the controller by the clubhouse has gone bad a proposal will be sent for replacement.

8-16-2021: No report for last week

8-23-2021: No report for last week.

8-30-2021: No report for last week.

Agronomy

Lawn Nutrient Applications

Early Spring	February 2022	Scheduled
Late Spring	May 2022	Scheduled
Fall	July 2021	Complete
Winter	November 2021	Scheduled

Tree and Shrub Nutrient Applications

Early Spring	February 2022	Scheduled
Late Spring	May 2022	Scheduled
Fall	July 2021	Complete
Winter	November 2021	Scheduled

Updates:

- 7-30-2021 Lawn Nutrient Application, Ornamental & Non-Native Palm Nutrient App
- Applied granular nutrients to turf
- Broadcast preventative application for Chinch bugs

