

**MINUTES OF MEETING
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community
2 Development District was held on Friday, May 15, 2026, at 10:00 a.m. at the Purple Martin Clubhouse
3 located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

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5 Present and constituting a quorum were:

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7	Robin Lush	Chairperson
8	Michelle LeBeau-Elrod	Vice Chairperson
9	John Bentley	Assistant Secretary
10	Amy Brown	Assistant Secretary
11	Vivian Rothstein	Assistant Secretary
12		

13 Also present either in person or via electronic communications were:

14		
15	Alba Sanchez	District Manager
16	Christian Mumme P.E.	Apex
17		

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19 *This is not a certified or verbatim transcript but rather represents the context and summary*
20 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
21 *Office for any related costs for an audio copy.*

22
23 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

24 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.
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26 **SECOND ORDER OF BUSINESS** **Motion to Approve the Agenda**

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On MOTION by Ms. Rothstein, seconded by Ms. LeBeau-Elrod, with 29 all in favor, the agenda was approved as presented.
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31 **THIRD ORDER OF BUSINESS** **Audience Comments**

32 There were no audience comments.

33 A guest speaker from Apex, Christian Mumme, P.E., was present and is working closely with Charles Reed
34 on the firm's rebranding to APEX. The speaker provided an introduction to the Board and addressed several
35 high-level questions regarding the District.
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38 **FOURTH ORDER OF BUSINESS** **Staff Reports**

39 **A. District Counsel**

40 **i. Reminder of Form 1 Submission**

41 Ms. Sanchez reminded the Board of the deadline for completion of their Form 1 and referenced the
42 instructions included in the agenda package for their review.

43
44 **B. District Manager**

45 **i. Information on the Number of Registered Voters - 873**

46 Ms. Sanchez stated that there are 873 registered voters within the District.

47
48 **C. District Engineer**

49 No report.

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51 **FIFTH ORDER OF BUSINESS** **Business Items**

52 **A. Presentation of Fiscal Year 2027 Proposed Budget**

53 The Board discussed the Fiscal Year 2026 proposed budget and agreed to keep it flat.

54 **i. Consideration of Resolution 2026-04, Approving the Fiscal Year 2027 Proposed**
55 **Budget**

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57 On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor,
58 Resolution 2026-04, Approving a Proposed Operation and
59 Maintenance Budget for Fiscal Year 2026/2027 with no increase;
60 Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing
61 Transmittal, Posting, and Publication Requirements; and Providing for
62 an Effective Date was adopted.

63

64 **B. Discussion of Utility Cost Sharing Agreement between the HOA and the CDD**

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66 On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in
67 favor, dissolution of the Utility Cost Sharing Agreement between the
68 HOA and the CDD was approved.

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70 **C. General Matters of the District**

71 General matters were discussed.

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73 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

74 **A. Consideration of the Minutes from the Regular Meeting held on April 17, 2026**

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76 On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor,
77 the Minutes from the Regular Meeting held on April 17, 2026, were
78 approved as presented.

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80

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B. Consideration of Operation and Maintenance Expenditures for April 2026

On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor, the O&M Expenditures for April 2026 were approved.

C. Approval of the Check Register as of April 2026

On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor, the Check Register as of April 2026 was approved.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

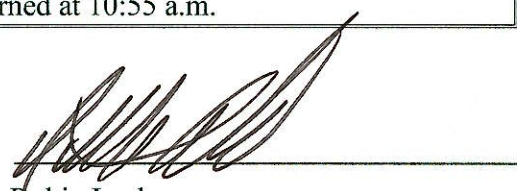
A Supervisor reported that the irrigation system near the pump area activates at approximately 4:30 a.m., resulting in a geyser effect due to a missing sprinkler head. It was also reported that a sprinkler has caused puddling near the electrical box by the second light post at the entrance and requires repair. Additionally, the uplighting by the pillar on the right-hand side, upon entering the District, requires repair.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the meeting was adjourned at 10:55 a.m.


Alba Sanchez
Secretary/Assistant Secretary


Robin Lush
Chairperson/ Chairperson