

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING & PUBLIC HEARING
FEBRUARY 27, 2015**

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

FEBRUARY 27, 2015 at 10:00 a.m.

The Offices of Lennar Homes

Located at 4600 W. Cypress Street Suite 200, Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Brady Lefere Laura Coffey Ben Gainer Anthony Palmisano Dale Human
District Manager	Meritus Meritus	Brian Lamb Brian Howell
District Attorney	Straley & Robin	John Vericker
District Engineer	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.** with the fourth section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion 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) 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. The seventh section is 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 eighth 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 and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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.

February 27, 2015

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, February 27, 2015 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**
 - A. Overview of Meeting Procedures and Decorum
- 2. ROLL CALL**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. PUBLIC HEARING ON FISCAL YEAR 2015 PROPOSED BUDGET**
 - A. Staff Presentations
 - B. Public Comment
 - C. Close the Public Hearing on Fiscal Year 2015 Proposed Budget
 - D. Consideration of **Resolution 2015-21**; Adopting the Fiscal Year 2015 Budget Tab 01
 - i. Fiscal Year 2015 Budget Tab 02
- 5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**
 - A. Staff Presentations
 - B. Public Comment
 - C. Close the Public Hearing on Adopting Uniform Rules of Procedure
 - D. Consideration of **Resolution 2015-22**; Adopting Uniform Rules of Procedure..... Tab 03
 - i. Rules of Procedure Tab 04
- 6. PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS**
 - A. Staff Presentations
 - B. Public Comment
 - C. Close the Public Hearing on Consider Imposition of Special Assessments
 - D. Consideration of **Resolution 2015-23**; Levying Assessments (Under Separate Cover)
- 7. BUSINESS ITEMS**
 - A. Consideration of **Resolution 2015-24**; Set Public Hearing for Uniform Methodology Tab 05
 - B. Selection of an Audit Committee
 - C. General Matters of the District
- 8. BUSINESS ADMINISTRATIVE**
 - A. Consideration of Board of Supervisors Meeting Minutes January 30, 2015 Tab 06
- 9. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. 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