

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 20, 2019**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT I AGENDA
SEPTEMBER 20, 2019 AT 10:00 a.m.**

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

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Paulo Beckert
	Supervisor	Danny Schoonover
	Supervisor	Gill Hammond
District Managers	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Florida Land Design & Permitting	Paul Skidmore

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. Following public comment, the meeting will proceed with the third section 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 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 will be **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. 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 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) 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.

The Oaks at Shady Creek Community Development District

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, September 20, 2019 at 10:00 a.m.** at The Offices of Lennar Homes, located at 4600 W. Cypress Street – Ste. 200, Tampa, FL 33607. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on ADA Site Proposals.....Tab 01
 - B. Discussion on Entrance Monument Electric Proposals.....Tab 02
 - C. Discussion on Entrance Monument Painting Proposals.....Tab 03
 - D. Discussion on Entrance Monument Pressure Washing Proposals.....Tab 04
 - E. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes August 16, 2019.....Tab 05
 - B. Consideration of Operations and Maintenance Expenditures August 2019Tab 06
 - C. Review of Financial Statements Month Ending August 30, 2019.....Tab 07
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 08
 - i. Aquatics Report
 - ii. Community Inspection Report
- 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) 397-5120.

Sincerely,

Nicole Hicks
District Manager

The Oaks at Shady Creek

Website Compliance and Accessibility



Pricing



- \$1,990 (year 1)**
- * **Creation of new ADA-compliant and accessible website**
 - * **The Oaks at Shady Creek CDD owns 100% of the website**
 - * **No annual fee in year one**

\$1,100 (annually) - Continued accessibility and ongoing compliance support as standards change

Includes:

- * **10 hours of annual consulting (reg. \$2,500)**
- * **Monthly tech audit reports for ongoing maintenance (reg. \$999)**
- * **Ongoing conversion of PDF documents to text/HTML**
- * **Customized Accessibility Policy**
- * **ADASC Compliance Shield**
- * **No annual fee in year one**



Detailed Scope of Work:

New Website Creation

- Creation of your website based on ADASC's proprietary ADA-compliant theme
- Theme designed in-house by ADASC to conform to WCAG 2.1 Level AA standards
- Includes conversion of one year of PDF documents to text/HTML for improved accessibility
- Quality assurance review by ADASC's technical and design team leaders

Technological Auditing

- Monthly customized software-based auditing of the entire web domain
- Detailed monthly audit reports to help maintain compliance with WCAG standards

ADASC Compliance Shield

- Indication of your active and ongoing engagement with recognized experts in web accessibility and compliance
- Your Shield provides critical risk-mitigation against trolling plaintiffs and attorneys seeking easy targets

Customized Accessibility Policy

- Written expression of your commitment to maintaining an inclusive and accommodating district
- Statement of your specific ongoing strides toward compliance with current standards
- Provides alternate email and phone contact info for users to request assistance or an accommodation, if needed

Continued Technical Support

- Available to board members, management, and development staff via email, phone, video, or in-person

A Sampling of Our Clients



Experience Counts



ADASC is proud to be the trusted partner of 200+ Florida CDDs, their board members, management companies, insurance carriers, and legal counsel.

Districts across Florida turn to us for all their accessibility and compliance needs:

- ✓ Website and PDF remediation
- ✓ Creation of new, ADA-compliant, accessible websites
- ✓ Risk-mitigation in a climate of growing litigation
- ✓ Ongoing maintenance and support of accessibility efforts
- ✓ Website hosting, back-up, and security
- ✓ Training, consulting, and expert advice

We are happy to provide you with references upon request

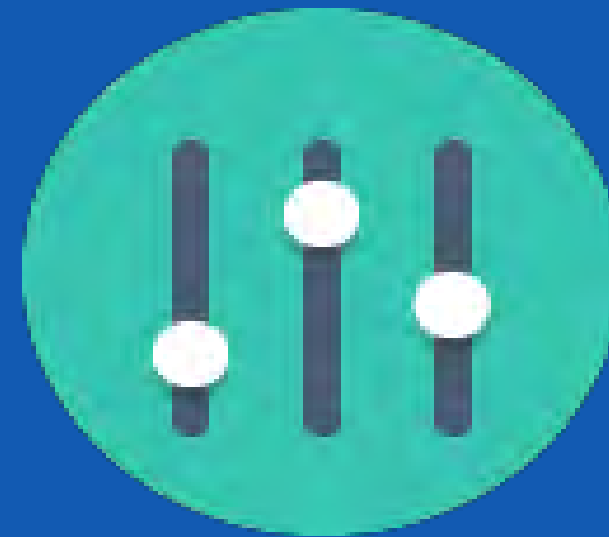


Phase 1: Risk-Mitigation



Compliance Shield

A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.



Site Accessibility Policy

A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.



Compliance Audit Report

A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.

Your New, Accessible & Compliant Website

Phase 2

Creation of New Website

Our design and technical teams create your new website on our compliant and accessible theme

Phase 3

Quality Assurance

Our compliance team re-tests your new website to ensure that it meets WCAG 2.1 AA-level criteria.





A Word from a Fan



"A big shout out to ADA Site Compliance, which helps businesses and public entities make their websites and PDFs accessible and compliant with the Americans with Disabilities Act. Check out ADA Site Compliance. This is a good thing to have. Compliance is a must..."

- KEVIN O'LEARY A.K.A. "MR. WONDERFUL"
ABC TV'S *SHARK TANK*



ADA Site Compliance

The Website & PDF Accessibility Experts Asked to Present to:

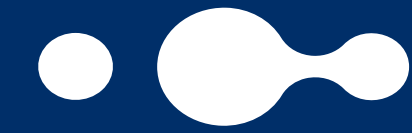


The Trusted Resource for Those That You Trust





Contact Information



ADA Site Compliance, LLC

Jeremy Horelick, Vice President
(561) 258-9518 Direct

jeremy@AdaSiteCompliance.com

www.AccessibleDistrictWebsites.com

CDD Website Compliance Proposal

(URL:)

Website Accessibility for People with Disabilities as per

[Nondiscrimination requirements of Title II of the American Disabilities Act \(ADA\)](#)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added WCAG Standards Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
Jan 5 th 2019	1.4	Discussion with District Manager Nicole Hicks	VB Joshi
Feb 15 th 2019	2.0	Lighthouse Partnership Seal	VB Joshi



BBB Rating: A+
Click for Profile

VGlobalTech's Compliance Seal & Lighthouse Human Audit Compliance Seal



VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (...and counting) to-date! We have also partnered with Lighthouse Works to conduct Human Audit and Certification Seal

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1.0 The Law

Source:

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and VGlobalTech Solutions for Website Accessibility

2.1.1 Problem: Images Without Text Equivalentents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that

make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

3.0 Pricing

Website Complexity: **Medium Level Websites**

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 One time (website conversion and compliance cost):

	Task
1.	Perform ADA Website Compliance Check for current website – Update ALL webpages on the website. Create a accessibility before and after document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech’s ADA Compliance Seal (valid for 1 year only)
	Total (one-time compliance / conversion cost): \$2575 / one time

3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated):

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

	Task
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)
4.	Support (upto 8 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any). Posting new documents, minutes, agendas etc to the websites as needed – Worry Free Monthly Maintenance.
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance – Upto 2 years of documents only as required by Florida Statute
	Annual Maintenance (starts after initial compliance engagement quoted above section is complete): \$1200 / year (can be broken up into smaller monthly bills)

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

Section 3.1: One time (website conversion and compliance cost):

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Annual Maintenance – It is critical to maintain compliance as websites get updated):

For Customer

Date

VB Joshi

For VGlobalTech

Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

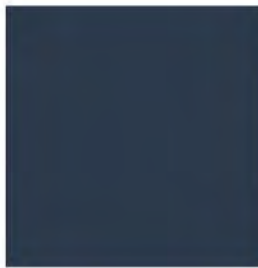
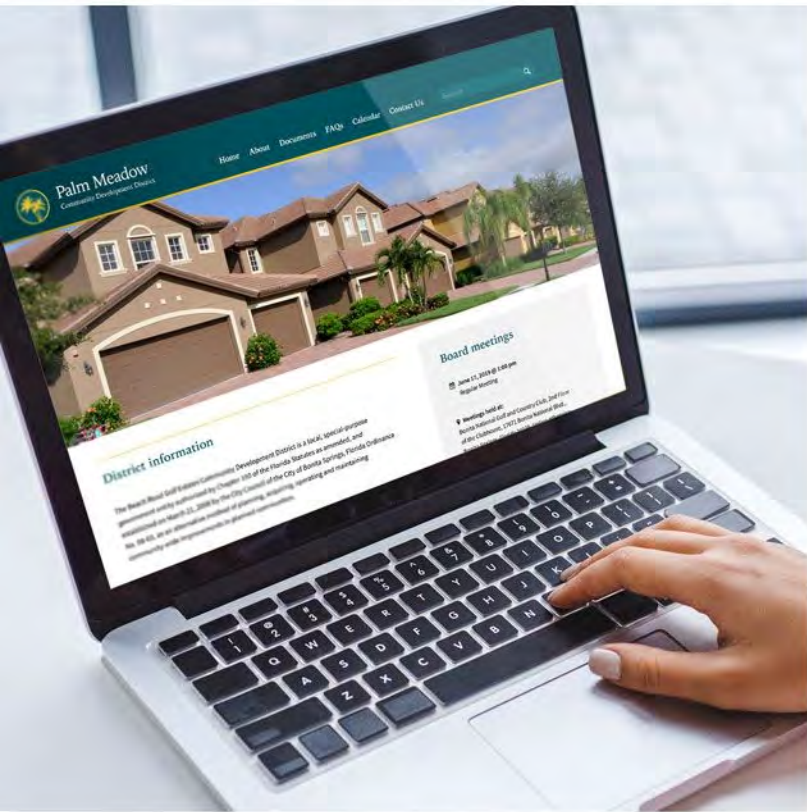
Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>





Keeping your community informed. And you compliant.

The Oaks at Shady Creek Community Development District

Proposal date: 2019-08-05

Proposal ID: FHUTI-JAML9-V8NFU-T5TQH

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FAQs.....	6
Statement of work.....	7-8
Terms and conditions.....	9-12



Ted Saul
Director - Digital Communication

 Certified Specialist



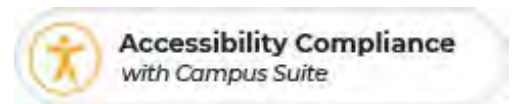
Pricing

Effective date: 2019-08-15

Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$2,325.00
<hr/>		
Annual ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections 	1	\$600.00
<hr/>		
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Remediation of up to 750 PDF pages • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	750*	\$937.50
<hr/>		
Social Media Manager		Included

*Maximum PDF pages per 12 month period

Total: \$3,862.50





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

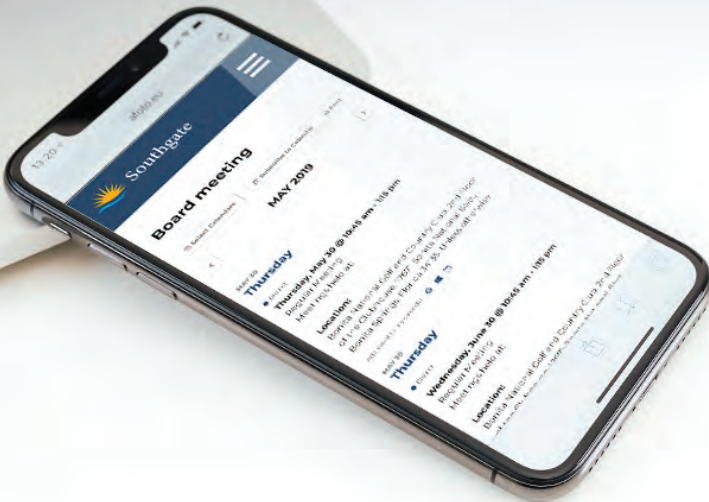


Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**Campus Suite Academy
Website Accessibility Center**

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

5. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 2019-08-15, between the The Oaks at Shady Creek Community Development District, whose mailing address is 2005 Pan Am Circle, Tampa, FL 33607 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and

the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$2,325.00 for the On-boarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2019 the District agrees to compensate the Contractor \$1,537.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers

Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms

of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida's public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT _____, OR BY EMAIL AT _____, OR BY REGULAR MAIL AT _____.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC.	The Oaks at Shady Creek
_____	_____
Steve Williams VP of Marketing	Print name
Date	Date
_____	_____



Proposal Submitted to:
The Oaks @ Shady Creek
Attention Nicole Hicks

September 10, 2019

Ph:
Fax/Email:
Nicole.hicks@merituscorp.com
Job Description: Monument Power
Location: 10805 Purple Martin Blvd
Riverview FL, 33579

Proposal #2019_5332

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of new Underground Conduit to Monuments for new GFCI

Receptacles: Utilizing directional bore, install new 3/4" PVC conduit from existing electrical service to the middle median monument and to the North monument. Once new conduit is installed, install new circuitry through new conduit and into electrical panel. Install (2) new 20amp breakers in electrical panel, install (3) new in-use outdoor rated boxes with (3) new 20amp GFCI receptacles in each (1 for each monument). Install (1) 6x6 junction box under electrical service with (1) 3 pole 120v contactor with photocell to control ne circuits. Make all connections, check for proper operation.

Total Proposal: \$5,375

*****Optional*****

Installation of (1) 120/240-volt single phase surge arrestor on main electrical panel. Provides protection against lightning and electrical surges. Includes 5-year manufacturer warranty.

Additional: \$650.00

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2014 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e. landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:

<u>50% upon approval:</u>	<u>\$2,687.50</u>
<u>50% upon completion:</u>	<u>\$2,687.50</u>



Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____
Matthew Aloy

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Print Name: _____ Signature: _____

Don Harrison Enterprises
2510 Priscilla Court
Lutz, FL 33559
(813) 363-6286

TO: Nicole Hicks

Job Name: The Oaks at Shady Creek

Job Address: Off U.S. HWY 301

Description: Adding Receptacles to Monuments for future X-mas lighting

Proposal / Estimate

All labor and materials to add (3) sets of Quad G.F.C.I. Protected receptacles with weatherproof in-use covers (1) per each of the three monuments located at the main entrance. Will need to utilize the existing PVC conduit chases currently being used for the low voltage lighting, and add 2 small low voltage transformers to re-power the low voltage lights. This will eliminate the need to jack and bore new PVC chases under the roadways. New photo-cell's will be installed for low voltage operation at each of the three existing locations as needed for lighting control.

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ 2,400.00
Two thousand, four hundred dollars.

Payment to be made as follows: 15 day net term billing upon completion.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% Per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby Accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature _____ Date _____

Authorized Signature _____ Date _____



September 10, 2019

Meritus Management
2005 Pan Am Circle Suite 120
Tampa, Florida 33607
Attn: Nicole Hicks/ Property Manager

Project: **Oaks at Shady Creek Monuments**

The pressure cleaning and painting of the 6 stucco monuments signs for the Oaks at Shady Creek located on Purple Martin Boulevard in Riverview, Florida as outlined in the Scope of Work below:

Scope of Work:

1. Pressure clean the surfaces using a minimum 3000 psi using a chlorine solution to remove all dirt and foreign objects prior to painting.
2. Stucco will receive one (1) coat Florida Paints 3690 Aqua-seal conditioner Clear and one (1) coat Florida Paints 1320 Glades 100% Acrylic Satin Paints.
3. Colors to match existing as close as possible.

Paintmaster, Inc., DBA Munyan Painting Service proposes to furnish all labor, materials and equipment to complete in accordance with the above-mentioned Scope of Work for the sum of: 1,750.00

The above price and Scope of Work is satisfactory and hereby accepted. Please sign one (1) copy and return and Munyan Painting will complete a signed contract for the above work.

Signed _____ . Date _____ .

Sincerely yours,

Billy Jones, Estimator/Project Manager



Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com

Estimate 1618

ADDRESS

The Oaks at Shady Creek
 CDD
 Meritus
 2005 Pan Am Circle, Suite
 120
 Tampa , FL 33607

DATE 09/10/2019	TOTAL \$400.00	
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ACTIVITY

Labor

Pressure Wash signs at Entrance.
 Cost includes labor and material.

QTY	RATE	AMOUNT
1	400.00	400.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL \$400.00

THANK YOU.

Accepted By

Accepted Date



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Prepared For

Nicole Hicks
The Oaks at Shady Creek
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Proposal Date

08/19/2019

Proposal Number

00813014

Pricing

Description	Rate	Qty	Line Total
Service Call FEE Retrieve Job Details	\$25.00	1	\$25.00
Pressure Washing	\$0.00	1	\$0.00
Left Side Entrance Sign 13*8	\$0.17	208	\$35.36
Center Median Entrance Sign 56*5	\$0.17	560	\$95.20
Right Side Entrance Sign 13*8	\$0.17	208	\$35.36
	Subtotal		190.92
	Tax		0.00
	Proposal Total (USD)		\$190.92

Notes

Sidewalks on Both Sides of the Road from Entrance to the corner Past the Clubhouse is 8,938sq foot @ .14
= \$1,251.32 + fuel cost

Maguire Services, Inc
2507 Yukon Cliff Drive
Ruskin, FL 33570 US
maguireservices@yahoo.com

Estimate

ADDRESS

The Oaks At Shady Creek
CDD

ESTIMATE # 1123

DATE 09/06/2019

EXPIRATION DATE 09/06/2019

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Pressure Washing	Pressure wash 3 entrance monuments at The Oaks At Shady Creek. Please note center monument has rust stains which will not be removed with pressure washing. See attached photos to confirm correct monuments.	1	575.00	575.00

TOTAL

\$575.00

Accepted By

Accepted Date

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

August 16, 2019 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, August 16, 2019 at 10:00 a.m.** at the Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

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, August 16, 2019 at 10:00 a.m.**

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

Laura Coffey	Vice Chair
Paulo Beckert	Supervisor
Danny Schoonover	Supervisor
Gill Hammond	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
John Vericker	District Counsel

There were no residents in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Grant Easements – Phase 1 and Phase 2 Easements

Mr. Vericker explained that these are tracts listed on the plat in Lennar’s name that are being transferred to the CDD. Supervisor Coffey asked to have the District Engineer check and make sure there is nothing left outstanding that still needs to be transferred to the CDD.

MOTION TO:	Approve the Grant of Easements for Phase 1 and Phase 2 Easements.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Beckert
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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B. Acceptance of Special Warranty Deed – Tracts U, V, X, and Y of Phase 2

The Board reviewed the special warranty deed.

MOTION TO:	Approve the Special Warranty Deed for Tracts U, V, X, and Y of Phase 2.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Beckert
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes July 19, 2019

The Board reviewed the meeting minutes.

MOTION TO:	Approve the July 19, 2019 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures July 2019

The Board reviewed the July 2019 O&Ms.

MOTION TO:	Approve the July 2019 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending July 31, 2019

The financials were reviewed and accepted. Supervisor Coffey asked for management to put a notice out for additional resumes in preparation for the turnover to residents in the coming months.

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5. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**
 - i. Aquatics Report**
 - ii. Community Inspection Report**

Ms. Hicks went over the management reports with the Board. There was a mention of construction debris. Supervisor Coffey asked for Supervisor Beckert to have it removed. Supervisor Hammond asked if prices could be obtained to add electric to the entrance monument for holiday lights.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Hammond said there is some standing water on Tropical Kingbird. The District Engineer will go out to assess the area.

7. ADJOURNMENT

MOTION TO:	Adjourn at 10:37 a.m.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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

120

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

122

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

126 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
127 **meeting held on _____:**

128

129

130 _____
Signature

_____ **Signature**

131

132 _____

133 **Printed Name**

Printed Name

134

135 **Title:**

Title:

136 **Chair**

Secretary

137 **Vice Chair**

Assistant Secretary

138

139

Recorded by Records Administrator

140

141

Signature

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143

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Date

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	452655	\$ 298.00		Lake and Wetland Services - August
Landcare Landscaping, Inc.	1262593	4,721.00		Ground Maintenance - August
Meritus Districts	9221	2,814.60		Management Services - August
Monthly Contract Sub-Total		\$ 7,833.60		
Variable Contract				
Landmark	2140091 13	\$ 375.00		Professional Services - thru 08/03/2019
Straley Robin Vericker	17308	393.50		Professional Services - thru 07/15/2019
Variable Contract Sub-Total		\$ 768.50		
Utilities				
BOCC	7015729919 081919	\$ 137.13		Water Service - thru 08/14/2019
Tampa Electric	211005987436 082019	19.92		Electric Services - thru 08/15/2019
Tampa Electric	211005987634 082019	3,486.22	\$ 3,506.14	Electric Services - thru 08/14/2019
Utilities Sub-Total		\$ 3,643.27		
Regular Services				
Supervisor: Danny Schoover	DS081619	\$ 200.00		Supervisor Fee - 08/16/2019
Supervisor: Gill Hammond	GH081619	200.00	\$ 400.00	Supervisor Fee - 08/16/2019
Regular Services Sub-Total		\$ 400.00		
Additional Services				
Landcare Landscaping, Inc.	1262653	\$ 800.00		Remove Two Trees Along Main Road - 08/23/2019
Poop 911	2762656	43.12		1 Station Emptied/Bags Filled - 06/25/2019
Poop 911	2816487	43.12		1 Station Emptied/Bags Filled - 07/23/2019
Poop 911	2882676	43.12	\$ 129.36	1 Station Emptied/Bags Filled - 08/27/2019

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 929.36		
TOTAL:		\$ 13,574.73		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Invoice

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
2100 NW 33rd Street Pompano Beach, FL 33069
800-432-4302

INVOICE DATE: 8/1/2019
INVOICE NUMBER: 0000452655
CUSTOMER NUMBER: 0060790
PO NUMBER:
PAYMENT TERMS: Net 30

Oaks @ Shady Crk CDD
C/O Meritus
2005 Pan AM Circle Suite 300
Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - August		298.00	298.00

5396
4307
LW

Received
AUG 02 2019

SALES TAX: (0.0%) \$0.00
LESS PAYMENT: \$0.00
TOTAL DUE: \$298.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE: 8/1/2019
INVOICE NUMBER: 0000452655
CUSTOMER NUMBER: 0060790
TOTAL AMOUNT DUE: \$298.00

Aquatic Systems, Inc., a Solitude Lake
Management Company
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



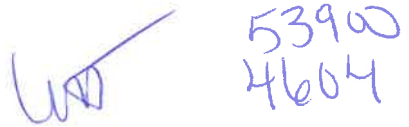
LANDCARE LANDSCAPING, INC.
 6767 S. LOIS AVENUE
 TAMPA, FL 33616
 813.676.6000 OFFICE
 813.837.1426 FAX

Invoice

Invoice #
1262593
Date
8/1/2019

Bill To
OAKS AT SHADY CREEK CDD C/O MERITUS CORP. 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

P.O. Number	Project	Terms
	OAKS AT SHADY CREEK CDD MAINTENANCE	NET 30

Quantity	Description	Amount
	RE: OAKS AT SHADY CREEK CCD GROUNDS MAINTENANCE FOR THE MONTH OF AUGUST 2019 CCD ONLY, PONDS, FRONT ENTRY AND ALL COMMON AREAS. LANDCARE APPRECIATES YOUR BUSINESS	4,721.00
	Landcare Landscaping offers electronic invoices if you would prefer over paper mailed invoices. Please contact our office at accountingdept@landcare1.com if you would like to make this change to receive your invoices electronically.	0.00
		

Received
 JUL 31 2019

Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.	Total	\$4,721.00
--	--------------	------------

A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9221
 Invoice Date: Aug 1, 2019
 Page: 1

Bill To:
Oaks at Shady Creek CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		2,812.50
		Postage - June		2.10
<i>MS</i>				

Subtotal	2,814.60
Sales Tax	
Total Invoice Amount	2,814.60
Payment/Credit Applied	
TOTAL	2,814.60



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
 Oaks @ Shady Creek CDD
 2005 Pan Am Circle Drive, Suite 120
 Tampa, FL 33607

Invoice Date: Aug 15, 2019
Invoice No: 2140091-13
Billing Through: Aug 3, 2019

Oaks at Shady Creek CDD (2140091:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2140091:	Oaks at Shady Creek CDD				\$375.00
	Review & Sign Requisition for Lennar				
	<i>Description</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
	Senior Professional Engineer	2.50	\$150.00	\$375.00	

Amount Due This Invoice: \$375.00

Handwritten:
 [Signature]
 51300
 3103

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

July 30, 2019
Client: 001450
Matter: 000001
Invoice #: 17308

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
7/8/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2015 BONDS.	0.2	
7/9/2019	JMV	PREPARE QUARTERLY REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/10/2019	JMV	PREPARE BUDGET RESOLUTION; PREPARE ASSESSMENT RESOLUTION.	0.4	
7/10/2019	LB	PREPARE EMAIL TO B. CRUTCHFIELD RE RESOLUTION NUMBERS FOR BUDGET PUBLIC HEARING; PREPARE DRAFT RESOLUTION ADOPTING THE FISCAL YEAR 2019/2020 BUDGET AND DRAFT RESOLUTION LEVYING AND IMPOSING THE O&M ASSESSMENTS OF THE BUDGET; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS.	0.8	
7/11/2019	LB	FINALIZE QUARTERLY REPORT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING REPORT FOR PERIOD ENDED JUNE 30, 2019.	0.2	
Total Professional Services			1.9	\$393.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50
LB Lynn Butler	1.2	\$180.00

Handwritten: 51460
3107

July 30, 2019

Client: 001450

Matter: 000001

Invoice #: 17308

Page: 2

Total Services	\$393.50	
Total Disbursements	\$0.00	
Total Current Charges		\$393.50

PAY THIS AMOUNT		\$393.50
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	08/19/2019	09/09/2019

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	07/16/2019	4103	08/14/2019	4309	20600	ACTUAL	WATER

Rec
AUG 26 2019

Service Address Charges

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$60.36
Water Base Charge	\$57.73
Water Usage Charge	\$14.83
Total Service Address Charges	\$137.13

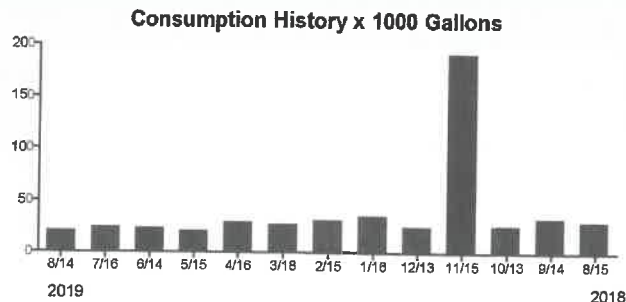
Summary of Account Charges

Previous Balance	\$151.73
Net Payments - Thank You	(\$151.73)
Total Account Charges	\$137.13

AMOUNT DUE	\$137.13
-------------------	-----------------

Important Message

The 2018 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 7015729919

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



THE OAKS AT SHADY CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

3,488

DUE DATE	09/09/2019
AMOUNT DUE	\$137.13
AMOUNT PAID	

0070157299192

00000137133

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

Statement Date: 08/20/2019
Account: 211005987436

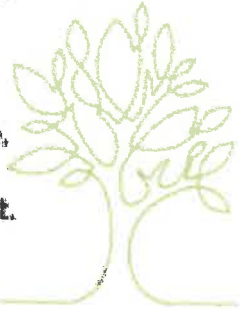
Current month's charges:	\$19.92
Total amount due:	\$19.92
Payment Due By:	09/10/2019

Your Account Summary

Previous Amount Due	\$12.73
Payment(s) Received Since Last Statement	-\$12.73
Current Month's Charges	\$19.92
Total Amount Due	\$19.92

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00004065-0008758-Page 1 of 8

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



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:	\$19.92
Total amount due:	\$19.92
Payment Due By:	09/10/2019
Amount Enclosed	\$

656321463315

Received

AUG 27 2019

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

00004065 02 AV 0.98 39607 FTECO108211900282510 00000 02 01000000 019 02 10683 004

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



Account: 211005987436
Statement Date: 08/20/2019
Current month's charges due 09/10/2019

Details of Charges – Service from 07/18/2019 to 08/15/2019

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

Rate Schedule: General Service - Non Demand

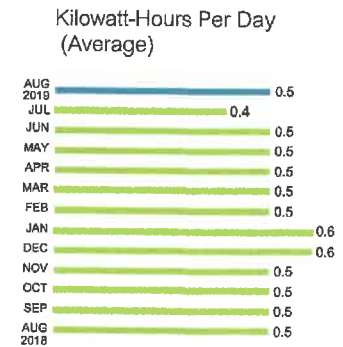
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K66265	08/15/2019	1,399		1,385		14 kWh	1	29 Days

Basic Service Charge		\$18.14
Energy Charge	14 kWh @ \$0.05916/kWh	\$0.83
Fuel Charge	14 kWh @ \$0.03227/kWh	\$0.45
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.92

Total Current Month's Charges

\$19.92

Tampa Electric Usage History



00004065-0008760-Page 3 of 8

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



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

Statement Date: 08/20/2019
Account: 211005987634

Current month's charges:	\$3,486.22
Total amount due:	\$3,486.22
Payment Due By:	09/10/2019

Your Account Summary

Previous Amount Due	\$3,486.22
Payment(s) Received Since Last Statement	-\$3,486.22
Current Month's Charges	\$3,486.22
Total Amount Due	\$3,486.22

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Learn more and sign up? tampaelectric.com/paperless

00004065-0008761-Page 5 of 8

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2019 Trusted Business Partner, according to the 2019 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



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:	\$3,486.22
Total amount due:	\$3,486.22
Payment Due By:	09/10/2019

Amount Enclosed \$ _____
656321463316



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

6563214633162110059876340000003486226

Account: **211005987634**
 Statement Date: 08/20/2019
 Current month's charges due **09/10/2019**

Details of Charges – Service from 07/17/2019 to 08/14/2019

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

Rate Schedule: **Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	3576 kWh @ \$0.02904/kWh	\$103.85
Fixture & Maintenance Charge	84 Fixtures	\$1161.72
Lighting Pole / Wire	84 Poles	\$2100.84
Lighting Fuel Charge	3576 kWh @ \$0.03194/kWh	\$114.22
Florida Gross Receipt Tax		\$5.59
Lighting Charges		\$3,486.22
Total Current Month's Charges		\$3,486.22

00004065-0008762-Page 7 of 8

Important Messages

Fuel sources we use to serve you

By 2021, Tampa Electric will have nearly 7% of its energy generated from the sun – the highest percentage of solar generation of any utility in the state of Florida and enough to power more than 100,000 homes. [Visit our solar page](#) to learn more. For the 12-month period ending June 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 83%, Coal 10%, Purchased Power 5% and Solar 2%. Tampa Electric provides this information to our customers on a quarterly basis.

**Oil makes up less than 1%*



The Oaks at Shady Creek CDD

MEETING DATE: August 16, 2019

DMS Staff Signature Wanda Hicks

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Laura Coffey	✓	Salary Waived	\$0.00
Paulo Beckert	✓	Salary Waived	\$0.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

DS081619

The Oaks at Shady Creek CDD

MEETING DATE: August 16, 2019

DMS Staff Signature Wanda Hicks

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Salary Waived	\$0.00
Laura Coffey	✓	Salary Waived	\$0.00
Paulo Beckert	✓	Salary Waived	\$0.00
Danny (Dan) Schoonover	✓	Salary Accepted	\$200.00
Gill Hammond	✓	Salary Accepted	\$200.00

GH081619



LANDCARE LANDSCAPING, INC.
 6767 S. LOIS AVENUE
 TAMPA, FL 33616
 813.676.6000 OFFICE
 813.837.1426 FAX

Invoice

Invoice #
1262653
Date
8/23/2019

Bill To
OAKS AT SHADY CREEK CDD C/O MERITUS CORP. 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

P.O. Number	Project	Terms
	LANDSCAPE AND EXTRAS	
Quantity	Description	Amount
	LANDCARE PROVIDED ALL LABOR AND MATERIAL TO COMPLETE THE FOLLOWING: OAKS AT SHADY CREEK CDD: LABOR, MACHINERY, AND ALL DUMP FEES ASSOCIATED WITH WORK TO CUT FLUSH TO GROUND TWO DISEASED TREES ALONG MAIN ROAD OF OAKS AT SHADY CREEK CDD. <i>WAD 53900</i> <i>4604</i>	800.00
Should it become necessary for either party incident to this contract to institute legal actions for enforcement of any provisions of this contract, the prevailing party shall be entitled to all court costs and attorney's fees incident to such legal actions.		Total \$800.00
A 1.5% LATE FEE WILL BE APPLIED AFTER 30 DAYS OF NON PAYMENT.		

Service Slip/Invoice

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

INVOICE: 2762656
DATE: 6/25/2019
ORDER:

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 6/25/2019	Time 12:00 AM	Target Pest	Technician BLAKEW	Technician Blake Wanecski	Time In
Purchase Order	Terms	Last Service 3/27/2019	Map Code	Time Out	

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		SUBTOTAL \$43.12
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$43.12
		AMOUNT DUE \$43.12

WJ 5390
 4605

YORROWAVE 800-762-0301 © Copyright 2019 YORROWAVE. All Rights Reserved.

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

Service Slip/Invoice

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

INVOICE: 2816487
DATE: 7/23/2019
ORDER:

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
7/23/2019	12:00 AM		BLAKEW	
Purchase Order	Terms	Last Service	Map Code	Time Out
		3/27/2019		

Service	Description	Price
SPECPRICE	1 station emptied/bags filled	43.12
		SUBTOTAL \$43.12
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$43.12
		AMOUNT DUE \$43.12

WA
 5390
 4605

LPSG W/CHRONICLE 400-392-0001 © Copyright 2014 W/CHRONICLE. All Rights Reserved.

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

Service Slip/Invoice

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

INVOICE: 2882676
DATE: 8/27/2019
ORDER:

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
8/27/2019	12:00 AM		BLAKEW	
Purchase Order		Terms	Last Service	Map Code
			3/27/2019	

Service	Description	Price
---------	-------------	-------

SPECPRICE	1 station emptied/bags filled	43.12
-----------	-------------------------------	-------

SUBTOTAL	\$43.12
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$43.12

*WAD 534W
 H605*

AMOUNT DUE	\$43.12
-------------------	---------

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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
August 31, 2019



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 8/31/2019

(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	148,547	0	0	0	0	148,547
Cash - Revenue - Series 2015 #7000	0	301,747	0	0	0	301,747
Cash - Reserve - Series 2015 #7004	0	109,335	0	0	0	109,335
Cash - Interest - Series 2015 #7002	0	47	0	0	0	47
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	7	0	0	0	7
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	493	0	0	493
Accounts Receivable - Other	0	0	0	0	0	0
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	167	0	0	0	0	167
Prepaid Public Officials Insurance	167	0	0	0	0	167
Prepaid Trustee Fees	2,917	0	0	0	0	2,917
Prepaid Property Insurance	195	0	0	0	0	195
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	135,749	135,749
Amount To Be Provided-Debt Service	0	0	0	0	6,116,263	6,116,263
Other	0	0	0	0	0	0
Total Assets	<u>158,857</u>	<u>411,135</u>	<u>493</u>	<u>5,823,191</u>	<u>6,252,012</u>	<u>12,645,688</u>
Liabilities						
Accounts Payable	4,443	0	0	0	0	4,443
Due To Debt Service Fund	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,252,012	6,252,012
Other	0	0	0	0	0	0

The Oaks at Shady Creek CDD

Balance Sheet

As of 8/31/2019

(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	4,443	0	0	0	6,252,012	6,256,455
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	389,046	343,053	0	0	732,099
Fund Balance-Unreserved	54,554	0	0	0	0	54,554
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	99,860	22,089	(342,560)	0	0	(220,611)
Total Fund Equity & Other Credits	154,414	411,135	493	5,823,191	0	6,389,233
Total Liabilities & Fund Equity	158,857	411,135	493	5,823,191	6,252,012	12,645,688

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(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	247,725	254,023	6,298	3 %
Interest Earnings				
Interest Earnings	0	53	53	0 %
Total Revenues	247,725	254,077	6,352	3 %
Expenditures				
Legislative				
Supervisor Fees	0	800	(800)	0 %
Financial & Administrative				
District Manager	33,750	30,938	2,813	8 %
District Engineer	5,000	525	4,475	90 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	4,583	417	8 %
Auditing Services	6,875	3,700	3,175	46 %
Postage, Phone, Faxes, Copies	3,500	62	3,438	98 %
Public Officials Insurance	2,200	1,833	367	17 %
Legal Advertising	2,500	2,677	(177)	(7)%
Bank Fees	250	16	234	94 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	101	149	60 %
Legal Counsel				
District Counsel	5,000	4,057	944	19 %
Electric Utility Services				
Electric Utility Services	79,800	36,340	43,460	54 %
Water-Sewer Combination Services				
Water Utility Services	3,500	2,574	926	26 %
Other Physical Environment				
Waterway Management Program	4,625	3,278	1,347	29 %
Property & Casualty Insurance	5,000	3,983	1,017	20 %
Landscape Maintenance - Contract	55,000	50,774	4,226	8 %
Landscape Maintenance - Other	22,975	5,048	17,927	78 %
Plant Replacement Program	3,500	0	3,500	100 %
Irrigation Maintenance	4,500	2,753	1,747	39 %
Total Expenditures	247,725	154,217	93,508	38 %
Excess Revenues Over (Under) Expenses	0	99,860	99,860	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	54,554	54,554	0 %
Total Fund Balance, Beginning of Period	0	54,554	54,554	0 %
Fund Balance, End of Period	0	154,414	154,414	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2018 Through 8/31/2019
(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	419,356	430,420	11,064	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>8,126</u>	<u>8,126</u>	<u>0 %</u>
Total Revenues	<u>419,356</u>	<u>438,545</u>	<u>19,189</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	294,356	296,456	(2,100)	(1)%
Principal-Series 2015	<u>125,000</u>	<u>120,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>419,356</u>	<u>416,456</u>	<u>2,900</u>	<u>1 %</u>
Excess Revenues Over (Under) Expenses	0	22,089	22,089	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	389,046	389,046	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>389,046</u>	<u>389,046</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>411,135</u>	<u>411,135</u>	<u>0 %</u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
 From 10/1/2018 Through 8/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,716	6,716	0 %
Total Revenues	0	6,716	6,716	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	349,276	(349,276)	0 %
Total Expenditures	0	349,276	(349,276)	0 %
Excess Revenues Over (Under) Expenses	0	(342,560)	(342,560)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	343,053	343,053	0 %
Total Fund Balance, Beginning of Period	0	343,053	343,053	0 %
Fund Balance, End of Period	0	493	493	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2019
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	154,863.77
Less Outstanding Checks/Vouchers	6,316.86
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	148,546.91
Balance Per Books	<u>148,546.91</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: 08/31/2019
Reconciliation Date: 8/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1492	8/27/2019	System Generated Check/Voucher	298.00	Aquatic Systems, Inc.
1493	8/27/2019	System Generated Check/Voucher	200.00	Danny E. Schoonover
1494	8/27/2019	System Generated Check/Voucher	200.00	Gill W. Hammond
1495	8/27/2019	System Generated Check/Voucher	4,721.00	Landcare Landscaping< Inc.
1496	8/27/2019	System Generated Check/Voucher	375.00	Landmark Engineering & Surveying Corporation
1497	8/27/2019	System Generated Check/Voucher	129.36	POOP 911
1498	8/27/2019	System Generated Check/Voucher	393.50	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>6,316.86</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2019
Reconciliation Date: 8/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1489	8/1/2019	System Generated Check/Voucher	151.73	BOCC
1490	8/1/2019	System Generated Check/Voucher	2,814.60	Meritus Districts
1491	8/1/2019	System Generated Check/Voucher	3,498.95	TECO
Cleared Checks/Vouchers			<u>6,465.28</u>	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2019
Reconciliation Date: 8/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR168	8/31/2019	August Bank Activity	<u>2.64</u>
Cleared Deposits				<u>2.64</u>



Account Statement

OAK AT SHADY CREEK CDD
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2380

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		08/01/2019 - 08/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$161,326.41	Average Balance	\$155,550.70
Deposits/Credits	\$2.64	Average Collected Balance	\$155,550.70
Checks	\$6,465.28	Number of Days in Statement Period	31
Withdrawals/Debits	\$.00	Annual Percentage Yield Earned	.02%
Ending Balance	\$154,863.77	Interest Paid Year to Date	\$26.74

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description
	08/30	2.64		INTEREST PAID THIS STATEMENT THRU 08/31
Deposits/Credits: 1		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1489	151.73	08/08	1490	2,814.60	08/02	1491	3,498.95	08/06
Checks: 3									

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	161,326.41	161,326.41	08/08	154,861.13	154,861.13
	08/02	158,511.81	158,511.81	08/30	154,863.77	154,863.77
	08/06	155,012.86	155,012.86			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



The Oaks at Shady Creek CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 8/19/2019

Prepared for:

Mr. Brian Howell, District Manager
c/o Meritus
5680 West Cypress Street, #A
Tampa, Florida 33607

Prepared by:

Logan Bell, Account Representative/Biologist
Aquatic Systems, Inc. – Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: 1



Comments: Normal growth observed

Pond #1 was observed to be turbid likely due to all of the water flowing into the pond picking up dirt along the way. Minor algae and shoreline weeds were observed within Pond #1, which will be treated during our next routine visit.

Site: 2



Comments: Normal growth observed

Pond #2 was observed with submersed Babytears along the perimeter, which will be treated during our next routine visit. Whistling Ducks were observed swimming across the water.

Site: 3



Comments: Normal growth observed

Pond #3 was observed with minor development of shoreline Torpedograss along the perimeter, which will be treated during our next routine visit.

Site: 4



Comments: Normal growth observed

Pond #4 was observed with development of shoreline weeds, which will be treated during our next visit. The bank of the pond was extremely wet and may prevent access to the pond during our next visit. Treatment will be completed if applicable to prevent damage to the bank's turf.

Management Summary

Overall, the ponds within the Oaks At Shady Creek CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed vegetation. During the last few weeks Riverview and the surrounding areas have been receiving large amounts of rain storms dropping lots of water onto the terrain. As the water travels down hill toward the storm water retention ponds it will pick up any debris or detritus along its path introducing pollutants into the water. This can cause some increase in the amount of weeds, algae, or floating vegetation especially when the sun begins to come out in longer periods of time.

Pond #1 was showing signs of being affected by the storm water run-off in that it was displaying some turbidity. It is likely that some areas were able to wash out bringing sediments along with the water depositing it into the pond. Most of the time these sediments are laden with nutrients that can cause a overall rise in levels. This may lead to future algae blooms or floating weed issues. During inspection it was noted that Pond #1 will require a treatment to target the algae and shoreline weeds, which will be performed during our next routine visit.

Ponds #2 and #3 were displaying similar levels of growth near the shoreline, which will require a treatment of shoreline weeds to be performed during our next routine visit.

Lastly, Pond #4 was observed to have extremely saturated shorelines due to the degree of slope causing large amounts of water to head down toward the pond. Treatment will be performed during our next routine visit to target shoreline weeds, which were developing during inspection. ASI will cautiously perform the treatment as to not leave ruts along the shoreline. If we are not able to get close enough we will postpone the treatment to prevent turf damage.

Note: due to lightning in the area inspection was postponed after taking several pictures and was complete the following day. Note the difference in weather in the pictures.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Treat shoreline weeds within Ponds #1, #2, #3, and #4.
- Treat submersed Babytears along the perimeter of Pond #2.
- Target algae within Pond #1.

THANK YOU FOR CHOOSING ASI!





Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: 9/12/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	Some debris
INVASIVE MATERIAL (FLOATING)	20	16	-4	Slender Spikerush
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Minor
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	N/A
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: 9/12/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	New landscape is being installed
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	Ok
SCORE	700	691	-9	99%

Manager's Signature: Gene Roberts 9/12/2019

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: The Oaks at Shady Creek

Date: September 12, 2019

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Dead areas along Purple Martin need to be repl
TURF FERTILITY	10	10	0	Ok
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Fair
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	Ok
CLEANLINESS	5	4	-1	Trash along the boulevards
MULCHING	5	3	-2	Needs freshening
WATER/IRRIGATION MGMT	8	6	-2	Some dry areas
CARRYOVERS	5	4	-1	Trash

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	Fair
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	Coleus need to be pinched back

SCORE

100	88	-12	88%
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Contractor Signature: _____

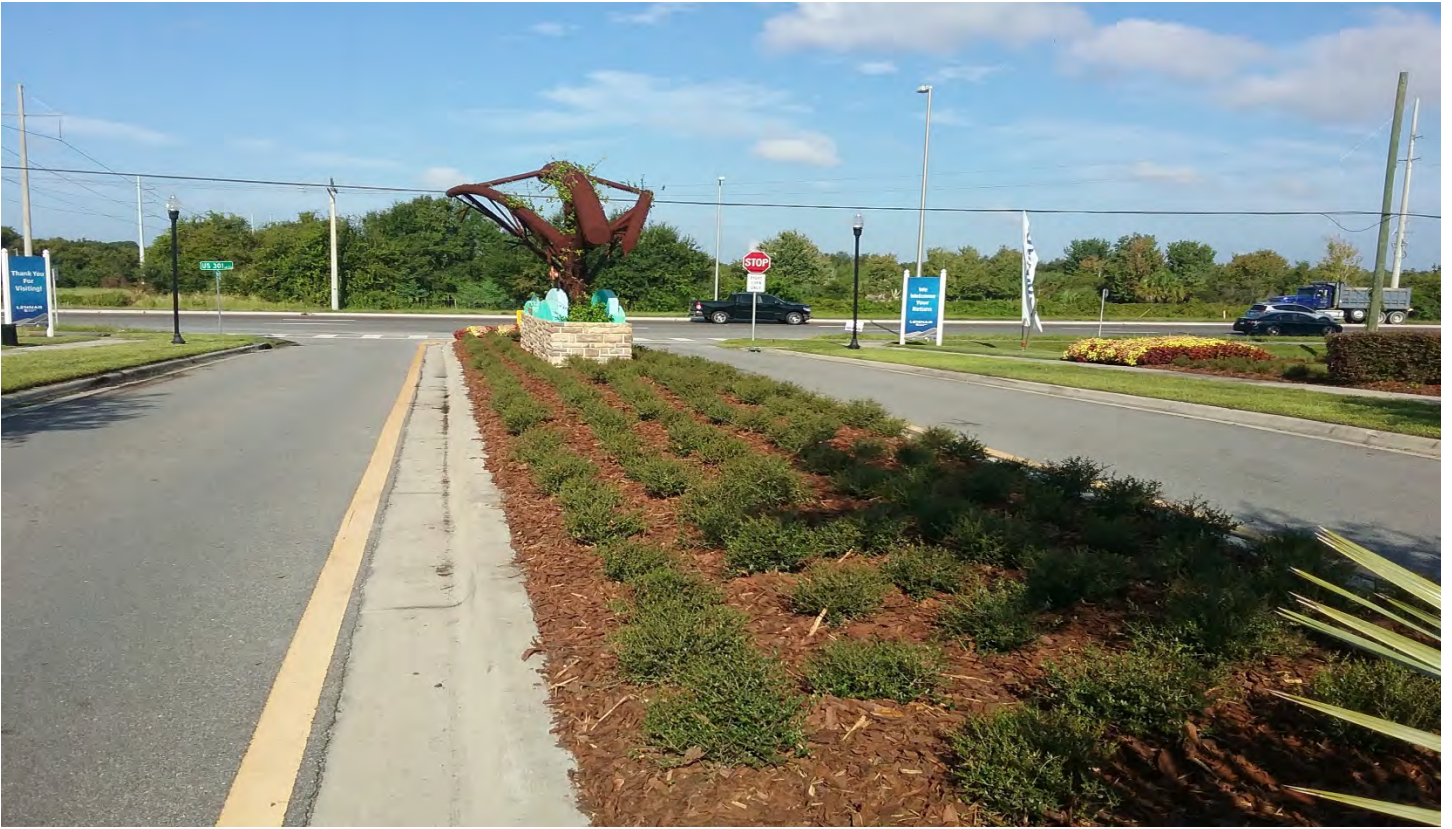
Manager's Signature: GR 9/12/2019

Supervisor's Signature: _____

The Oaks at Shady Creek September



The landscape enhancements are almost complete.



The coleus at the entrance need to be pinched back.



There's areas of dead turf along Purple Martin that needs to be replaced.





The fountain grass needs to be trimmed back from the sidewalk.



There are some voids along the fence where dead plants were removed that should be filled in.



The area along Snowy Plover has not been re-sodded yet.



The zoysia turf at the pocket park has improved.



The ponds look good with the exception of the one at the entrance which needs to be treated for slender spike rush.



