

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

May 18, 2018 Minutes of Regular Meeting

**Minutes of the Regular Meeting**

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Tuesday, May 18, 2018 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 Chamberlain called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Tuesday, May 18, 2018 at approximately 10:00 a.m.**

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

Paulo Beckert	Supervisor	
Laura Coffey	Vice Chair	
Kelly Evans	Supervisor	<i>appointed during the meeting</i>
Chris Smith	Supervisor	

**Staff Members Present:**

Nicole Chamberlain                      Meritus

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Brady Lefere**

Ms. Chamberlain went over Supervisor Lefere’s Board resignation.

MOTION TO:	Accept Supervisor Lefere’s Board resignation.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

46 **B. Appointment of Board Seat, Seat 1**

47  
48 Ms. Chamberlain asked if the Board would like to appoint someone to Board Seat 1.

50	MOTION TO:	Appoint Kelly Evans to the Board.
51	MADE BY:	Supervisor Coffey
52	SECONDED BY:	Supervisor Smith
53	DISCUSSION:	None further
54	RESULT:	Called to Vote: Motion PASSED
55		3/0 - Motion passed unanimously

56  
57 Kelly Evans recited and signed the Oath of Office.

58  
59 **C. Consideration of Resolution 2018-01; Re-Designating Officers**

60  
61 Ms. Chamberlain reviewed the resolution and the Board who they want to appoint as the Chair.

63	MOTION TO:	Appoint Kelly Evans as the Chair.
64	MADE BY:	Supervisor Coffey
65	SECONDED BY:	Supervisor Smith
66	DISCUSSION:	None further
67	RESULT:	Called to Vote: Motion PASSED
68		4/0 - Motion passed unanimously

69  
70 Ms. Chamberlain then asked the Board who they want to appoint as the Vice Chair.

72	MOTION TO:	Appoint Laura Coffey as the Vice Chair.
73	MADE BY:	Supervisor Coffey
74	SECONDED BY:	Supervisor Beckert
75	DISCUSSION:	None further
76	RESULT:	Called to Vote: Motion PASSED
77		4/0 - Motion passed unanimously

78  
79 **D. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed Budget &**  
80 **Setting Public Hearing**

81  
82 Ms. Chamberlain reviewed the resolution and budget line items with the Board. She stated that the  
83 budget is staying the same, so there is no increase. Supervisor Evans asked about any possible  
84 upcoming maintenance expenses. The Board and Ms. Chamberlain discussed the budget.  
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MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**E. Annual Disclosure of Qualified Electors**

Ms. Chamberlain announced that as of April 15, 2018, The Oaks at Shady Creek CDD has 260 qualified electors.

**F. Consideration of Resolution 2018-03; Requesting the Supervisor of Elections to Conduct General Election**

Ms. Chamberlain went over the resolution with the Board. Seat 4 and Seat 5 will be up for general election in November 2018.

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**G. Consideration of Resolution 2018-04; Announcing Landowner's Election**  
**i. Sample Ballot & Proxy**

Ms. Chamberlain went over the resolution with the Board. Seat 3 will be up for Landowner's Election in November 2018.

MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

127 **H. Discussion on New Billing Rates – Landmark Engineering**

128  
129 Ms. Chamberlain went over the new billing rates with the Board. Supervisor Evans asked for a  
130 comparison between the old rates and the new rates. Ms. Chamberlain will send the information to  
131 the Board by the next meeting.

132  
133 **I. General Matters of the District**

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135  
136 **4. CONSENT AGENDA**

137 **A. Consideration of Board of Supervisors Meeting Minutes August 30, 2017**

138  
139 The Board reviewed the minutes.

141	MOTION TO:	Approve the August 30, 2017 meeting minutes.
142	MADE BY:	Supervisor Coffey
143	SECONDED BY:	Supervisor Smith
144	DISCUSSION:	None Further
145	RESULT:	Called to Vote: Motion PASSED
146		4/0 – Motion Passed Unanimously

147  
148 **B. Consideration of Operations and Maintenance Expenditures Aug. 2017 - Sep. 2017**

149  
150 The Board reviewed the O&Ms.

151	MOTION TO:	Approve the August 2017 - September 2017 O&Ms.
152	MADE BY:	Supervisor Coffey
153	SECONDED BY:	Supervisor Evans
154	DISCUSSION:	None Further
155	RESULT:	Called to Vote: Motion PASSED
156		4/0 – Motion Passed Unanimously

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158  
159 **C. Consideration of Operations and Maintenance Expenditures Oct. 2017 - Apr. 2018**

160  
161 The Board reviewed the O&Ms.

162	MOTION TO:	Approve the October 2017 - April 2018 O&Ms.
163	MADE BY:	Supervisor Coffey
164	SECONDED BY:	Supervisor Evans
165	DISCUSSION:	None Further
166	RESULT:	Called to Vote: Motion PASSED
167		4/0 – Motion Passed Unanimously

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**D. Review of Financial Statements Month Ending March 31, 2018**

The financials were reviewed and accepted.

**5. STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. Aquatics Report**

The Board reviewed the aquatics report.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no audience comments.

**7. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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

201

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

203

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

207 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
208 meeting held on 08-17-18.

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210

211 Signature

Signature

212

212 Kelly Evans

Nicole Chamberlain

213

214 Printed Name

Printed Name

215

216 Title:

Title:

217  Chair

Secretary

218  Vice Chair

Assistant Secretary

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Recorded by Records Administrator

220

Betty Gutzgord

221

Signature

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08-17-18

223

Date

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