

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

February 27, 2015 Minutes of Regular Meeting

**Minutes of Regular Meeting**

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, February 27, 2015 at 10:00 a.m.** at the Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

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

Brady Lefere	Chairman
Anthony Palmisano	Vice Chairman
Paulo Beckert	Supervisor
Laura Coffey	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Jimmy Paleveda	Meritus
John Vericker	District Counsel

**1. CALL TO ORDER**

**A. Overview of Meeting Decorum**

**2. ROLL CALL**

**3. PUBLIC COMMENT ON AGENDA ITEMS**

**4. PUBLIC HEARING ON FISCAL YEAR 2015 PROPOSED BUDGET**

MOTION TO:	Open the Public Hearing on Fiscal Year 2015 Proposed Budget.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

**A. Staff Presentations**

Mr. Lamb reviewed the proposed budget with the Board and told them it was a best estimate. After review, the Board stated they could remove Clubhouse Maintenance and Pool Maintenance as the HOA would be covering those items.

The Board had questions on the cost of the property insurance and Mr. Lamb told them it would probably go down in price.

The Board had questions on garbage collection and the waterway management system as well.

Mr. Lamb explained to the Board they would need to have a website by October 1, 2015 and the Board asked if that could be taken out of the next year's budget.

51 It was discussed to have the District Engineer make a landscape maintenance map for the Board.  
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53 The Board discussed other items listed on the budget as well.  
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55 B. Public Comment

56 C. Close the Public Hearing on Fiscal Year 2015 Proposed Budget  
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MOTION TO:	Close the Public Hearing on Fiscal Year 2015 Proposed Budget.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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66 D. Consideration of Resolution 2015-21; Adopting the Fiscal Year 2015 Budget

67 i. Fiscal Year 2015 Budget  
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69 The Board discussed the FY 2015 budget and would like it amended to show lowering the trustee fees to  
70 \$5,000.00, removing garbage collection, and removing the clubhouse and pool maintenance.  
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MOTION TO:	Adopt Resolution 2015-21 with the noted changes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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78 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**  
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MOTION TO:	Open the Public Hearing on adopting Uniform Rules of Procedure.
MADE BY:	Supervisor Palmisano
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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86 A. Staff Presentations  
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89 Mr. Lamb asked the Board if they had any questions on the Uniform Rules of Procedure and they did not.  
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91 B. Public Comment  
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C. Close the Public Hearing on Adopting Uniform Rules of Procedure

MOTION TO:	Close the Public Hearing on Adopting Uniform Rules of Procedure.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

D. Consideration of Resolution 2015-22; Adopting Uniform Rules of Procedure  
i. Rules of Procedure

MOTION TO:	Adopt Resolution 2015-22.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

**6. PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS**

MOTION TO:	Open Public Hearing to Consider Imposition of Special Assessments.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

A. Staff Presentations

Mr. Lamb discussed this with the Board.

B. Public Comment

C. Close the Public Hearing to Consider Imposition of Special Assessments

MOTION TO:	Close the Public Hearing to Consider Imposition of Special Assessments.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

D. Consideration of Resolution 2015-23; Levying Assessments

Mr. Vericker went over this Resolution with the Board in detail.

Mr. Paleveda went over the assessment numbers with the Board as well.

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MOTION TO:	Adopt Resolution 2015-23.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

**7. BUSINESS ITEMS**

A. Consideration of Resolution 2015-24; Set Public Hearing for Uniform Methodology

Mr. Lamb went over this Resolution with the Board and his recommendation was to hold this Public Hearing in May.

MOTION TO:	Adopt Resolution 2015-24.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

B. Selection of an Audit Committee

Mr. Lamb explained the purpose of the Audit Committee.

MOTION TO:	Appoint Board as the Audit Committee.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

C. General Matters of the District

Mr. Lamb stated an email was sent out to those who are required to attend the bond validation hearing. Mr. Vericker will send out the questions that will be asked at the hearing to Supervisor Lefere, Mr. Amaden and Mr. Lamb.

**8. BUSINESS ADMINISTRATION**

A. Consideration of Board of Supervisors Meeting Minutes January 30, 2015

MOTION TO:	Approve Meeting Minutes.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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**9. STAFF REPORTS**

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

**10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Beckert
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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

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

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

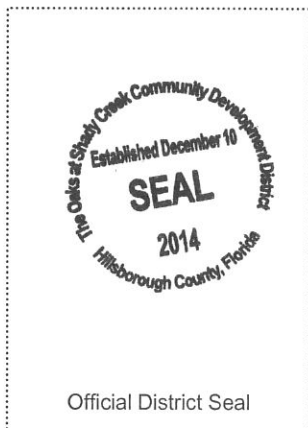
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 3/20/2015

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 Brady Liden

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 Signature  
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 Printed Name  
 Brian Lutz

Title:  
 Chair  
 Vice Chair

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

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 Signature  
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March 20, 2015  
 Date