

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

May 15, 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, May 15, 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

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Brian Howell	Meritus
Vivek Babbar	District Counsel

There were zero (0) members of the public in attendance.

**1. CALL TO ORDER**

Mr. Lamb called the Regular Meeting and Public Hearing of The Oaks at Shady Creek Community Development District to order on **Friday, May 15, 2015 at approximately 10:01 a.m.**

**2. ROLL CALL**

**3. PUBLIC COMMENT ON AGENDA ITEMS**

**4. CONSENT AGENDA**

- A. Consideration of Minutes from the Board of Supervisors Meeting March 20, 2015
- B. Consideration of Operations and Maintenance Expenditures May 2015
- C. Review of Financial Statements Month Ending March 31, 2015

The Board reviewed all the Consent Agenda Items.

MOTION TO:	Approve Minutes from March 20, 2015, O&M's for May and the Financials.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Resolution 2015-26; Adopting Fiscal Year 2016 Proposed Budget & Setting Public Hearing

50 Mr. Lamb went over the proposed budget for FY 2016 and the Board discussed items that can be removed as  
51 they will be under the HOA (pool and clubhouse maintenance, garbage and water/utilities).  
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53 MOTION TO:	Adopt Resolution 2015-26 and setting Public Hearing for
54	August.
55 MADE BY:	Supervisor Lefere
56 SECONDED BY:	Supervisor Palmisano
57 DISCUSSION:	None Further
58 RESULT:	3/0 Called to Vote: motion PASSED

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60 B. Annual Disclosure of Qualified Electors

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62 Mr. Lamb disclosed that there were zero (0) qualified electors in the District.  
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64 **6. BUSINESS ITEMS**

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66 **Public Hearing on Adopting Uniform Method of Collections**

68 MOTION TO:	Open Public Hearing on Adopting Uniform Method of
69	Collections.
70 MADE BY:	Supervisor Lefere
71 SECONDED BY:	Supervisor Palmisano
72 DISCUSSION:	None Further
73 RESULT:	3/0 Called to Vote: motion PASSED

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75 Mr. Babbar went over the Resolution 2015-27 with the Board.

77 MOTION TO:	Close Public Hearing on Adopting Uniform Method of
78	Collections.
79 MADE BY:	Supervisor Lefere
80 SECONDED BY:	Supervisor Palmisano
81 DISCUSSION:	None Further
82 RESULT:	3/0 Called to Vote: motion PASSED

84 MOTION TO:	Approve Resolution 2015-27.
85 MADE BY:	Supervisor Lefere
86 SECONDED BY:	Supervisor Palmisano
87 DISCUSSION:	None Further
88 RESULT:	3/0 Called to Vote: motion PASSED

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90 **A. Selection of Audit Committee**

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92 Mr. Lamb discussed the need for an audit committee with the Board.  
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MOTION TO:	Appoint the Board of Supervisors as the Audit Committee.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

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**B. General Matters of the District**

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**7. STAFF REPORTS**

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

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**i. Landscape Bids**

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Mr. Howell went over with the Board the landscape proposals received from Austin Outdoors, Luke Brothers and LMP. After review of the proposals it was noted Austin was the lowest responsible bidder.

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MOTION TO:	Award contract to Austin Outdoors.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

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Mr. Babbar and Mr. Howell are to work on the contract and ensure it has a 30 day termination without cause.

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Mr. Howell was also asked to get numbers for aquatics maintenance.

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**8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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**9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Palmisano
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

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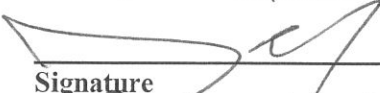
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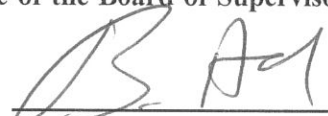
*\*Please note the entire meeting is available on disc.*

*\*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.*

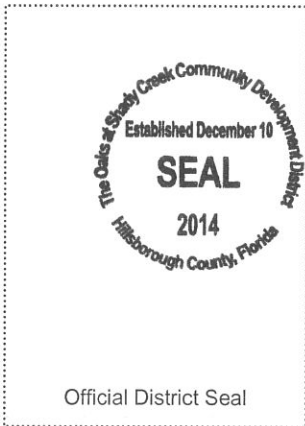
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 8/21/2015.

  
\_\_\_\_\_  
Signature  
Brady Lefey  
\_\_\_\_\_  
Printed Name


  
\_\_\_\_\_  
Signature  
Brian Howell  
\_\_\_\_\_  
Printed Name

Title:  
 Chair  
 Vice Chair

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
\_\_\_\_\_  
Signature  
August 24, 2015  
\_\_\_\_\_  
Date