

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

**July 19, 2019 Minutes of Public Hearing & Regular Meeting**

**Minutes of the Public Hearing & Regular Meeting**

The Public Hearing & Regular Meeting of The Oaks at Shady Creek Community Development District was held on **Friday, July 19, 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 Public Hearing & Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, July 19, 2019 at 10:00 a.m.**

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

Kelly Evans	Chair	
Laura Coffey	Vice Chair	
Paulo Beckert	Supervisor	
Danny Schoonover	Supervisor	<i>appointed during the meeting</i>
Gill Hammond	Supervisor	<i>appointed during the meeting</i>

**Staff Members Present:**

Nicole Hicks	Meritus
Vivek Babbar	District Counsel

There were two residents in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. RECESS TO PUBLIC HEARINGS**

Ms. Hicks directed the Board to recess to the Public Hearings.

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

41 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

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43 MOTION TO: Open the public hearing.  
44 MADE BY: Supervisor Evans  
45 SECONDED BY: Supervisor Coffey  
46 DISCUSSION: None further  
47 RESULT: Called to Vote: Motion PASSED  
48 3/0 – Motion passed unanimously

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50 **B. Staff Presentations**

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52 Ms. Hicks went over the budget and line items with the Board.

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54 **C. Public Comments**

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56 There were no public comments.

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58 **D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2020 Budget**

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60 The Board reviewed the resolution.

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62 MOTION TO: Approve Resolution 2019-05.  
63 MADE BY: Supervisor Evans  
64 SECONDED BY: Supervisor Coffey  
65 DISCUSSION: None further  
66 RESULT: Called to Vote: Motion PASSED  
67 3/0 – Motion passed unanimously

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69 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

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71 MOTION TO: Close the public hearing.  
72 MADE BY: Supervisor Evans  
73 SECONDED BY: Supervisor Coffey  
74 DISCUSSION: None further  
75 RESULT: Called to Vote: Motion PASSED  
76 3/0 – Motion passed unanimously  
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80 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**  
81 **A. Open the Public Hearing on Levying O&M Assessments**  
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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

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90 **B. Staff Presentations**

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92 Mr. Babbar went over the resolution with the Board.

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94 **C. Public Comments**

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96 There were no public comments.

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98 **D. Consideration of Resolution 2019-06; Levying O&M Assessments**  
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100 The Board reviewed the resolution.  
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MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

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109 **E. Close the Public Hearing on Levying O&M Assessments**  
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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

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120 **6. RETURN TO REGULAR MEETING**

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122 Ms. Hicks directed the Board to return to the regular meeting.

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125 **7. BUSINESS ITEMS**

126 **A. Discussion on Resumes for Open Board Seats – Seats 4 & 5**

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128 The Board reviewed the resumes. Ms. Hicks stated that she received several emails from the  
129 community recommending Gill Hammond and Danny Schoonover for the open seats. Supervisor  
130 Evans stated that she was impressed with the number of resumes they received and the interest from  
131 the residents on serving their community. Supervisor Evans also said that she was impressed with  
132 Danny Schoonover's and Gill Hammond's resumes and thought they would be the right choices for  
133 the open seats.

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MOTION TO:	Appoint Danny Schoonover to Seat 4 and Gill Hammond to Seat 5.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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Supervisor Schoonover recited the Oath of Office. Supervisor Hammond also recited the Oath of Office. Mr. Babbar said he will provide an overview of Sunshine Laws to the new supervisors after the meeting. Ms. Hicks will go over the paperwork with them.

**B. Discussion on District Engineering Services Proposals**

The Board discussed the proposals.

MOTION TO:	Go with Florida Land Design and Permitting.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**C. Consideration of Resolution 2019-07; Setting Fiscal Year 2020 Meeting Schedule**

The Board discussed the resolution and meeting schedule. Supervisor Evans said that once the transition occurs at the end of the year, the meeting schedule can be revised. She also went over that a requirement is to have them in the county where the District is located.

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MOTION TO:	Approve the schedule as presented and approve Resolution 2019-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**D. General Matters of the District**

**8. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting Minutes May 17, 2019**

The Board reviewed the meeting minutes.

MOTION TO:	Approve the May 17, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures May 2019**

The Board reviewed the May 2019 O&Ms.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures June 2019**

The Board reviewed the June 2019 O&Ms.

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MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**D. Review of Financial Statements Month Ending June 30, 2019**

The financials were reviewed and accepted.

- 9. STAFF REPORTS**
  - A. District Counsel**
  - B. District Engineer**
  - C. District Manager**
    - i. Aquatics Report**

Ms. Hicks went over the management reports with the Board. There was a question as to how often the ponds are inspected. Ms. Hicks answered once a month. Supervisor Evans said to contact management if a pond looks like it has a lot of algae in between aquatics vendor visits. Supervisor Beckert provided a brief landscaping update for the Board. Ms. Hicks will get pressure washing proposals for the monuments and have them at the next meeting. Supervisor Beckert then went over the progress on the streetlights in the new section. The Board briefly discussed the construction schedule and progress.

**10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Evans wanted to make sure that the new supervisors were asked on record about compensation. Ms. Hicks explained the compensation for the meetings for the supervisors. Supervisor Schoonover and Supervisor Gill both agreed to receive compensation.

**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Beckert
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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

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

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

255 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
256 meeting held on 08-16-19.

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258 Signature

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261 Printed Name

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Title:  
 Chair  
 Vice Chair



Signature



Printed Name

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator



Signature



Date

