

**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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48 **B. Acceptance of Special Warranty Deed – Tracts U, V, X, and Y of Phase 2**  
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50 The Board reviewed the special warranty deed.  
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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

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60 **C. General Matters of the District**  
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63 **4. CONSENT AGENDA**

64 **A. Consideration of Board of Supervisors Meeting Minutes July 19, 2019**  
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66 The Board reviewed the meeting minutes.  
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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

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75 **B. Consideration of Operations and Maintenance Expenditures July 2019**  
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77 The Board reviewed the July 2019 O&Ms.  
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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

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86 **C. Review of Financial Statements Month Ending July 31, 2019**  
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88 The financials were reviewed and accepted. Supervisor Coffey asked for management to put a  
89 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.*

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

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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 9-20-19.

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129 *Danny Schoonover*  
130 Signature

131 Danny Schoonover  
132 Printed Name

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135 Title:

136  Chair

137  Vice Chair

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*Wileen Hicks*  
Signature

*Nicole Hicks*  
Printed Name

Title:

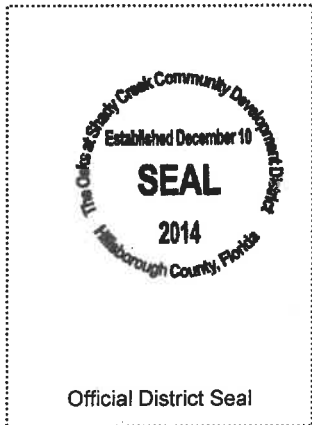
Secretary

Assistant Secretary

Recorded by Records Administrator

*Bertay Gungor*  
Signature

9/24/19  
Date



Official District Seal