

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

January 17, 2020 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, January 17, 2020 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, January 17, 2020 at 10:04 a.m.

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

Danny Schoonover	Chair	
Gill Hammond	Vice Chair	
Kelly Evans	Supervisor	
Robin Lush	Supervisor	<i>appointed during the meeting</i>
Tim Wersinger	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Kristen Schalter	District Counsel, Straley Robin Vericker

There were three audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Board Resignations

Ms. Hicks went over Supervisor Beckert's Board resignation.

MOTION TO:	Accept Paulo Beckert's resignation from Seat 2.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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Ms. Hicks went over Supervisor Coffey’s Board resignation.

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

B. Discussion on Resumes for Board of Supervisor Seats

The Board discussed the resumes for the open seats.

MOTION TO:	Appoint Tim Wersinger to Seat 3.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

The Board continued to discuss the resumes for the open seats.

MOTION TO:	Appoint Robin Lush to Seat 2.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Supervisor Lush and Supervisor Wersinger recited the Oath of Office. The new supervisors were asked if they would like to receive compensation, and both Supervisor Lush and Supervisor Wersinger answered yes. Mr. Vericker went through some of the guidelines and Sunshine Laws.

C. Appointment of Officers
D. Consideration of Resolution 2020-01; Re-Designating Officers

The Board discussed the officer positions and reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-01 with Supervisor Schoonover as Chair and Supervisor Hammond as Vice Chair.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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E. General Matters of the District

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4. CONSENT AGENDA

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A. Consideration of Board of Supervisors Meeting Minutes September 20, 2019

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The Board reviewed the meeting minutes.

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MOTION TO:	Approve the September 20, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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B. Consideration of Operations and Maintenance Expenditures September 2019

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The Board reviewed the September 2019 O&Ms.

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

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C. Consideration of Operations and Maintenance Expenditures October 2019

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The Board reviewed the October 2019 O&Ms.

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

D. Consideration of Operations and Maintenance Expenditures November 2019

The Board reviewed the November 2019 O&Ms.

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

E. Consideration of Operations and Maintenance Expenditures December 2019

The Board reviewed the December 2019 O&Ms.

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

F. Review of Financial Statements Month Ending December 31, 2019

The financials were reviewed and accepted.

5. STAFF REPORTS

A. District Counsel

Mr. Vericker asked about the next board meeting. The Board agreed it would be best to hold the next meeting at Lennar. Mr. Vericker gave a brief overview of how the community was established.

- 168 **B. District Engineer**
- 169 **C. District Manager**
- 170 **i. Aquatics Report**
- 171 **ii. Community Inspection Report**
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173 Ms. Hicks went over the management reports with the Board. The Board discussed the current
174 landscaping vendor. Supervisor Hammond said there is a 7.5 percent increase to the current
175 contract, and the HOA is looking to change vendors. The Board discussed changing vendors on the
176 CDD side. Supervisor Evans said they should first give a notice to cure.

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179 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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181 The Board discussed the hog trapper. Mr. Roberts said if the trapper does not catch any additional
182 hogs, he will have the trapper remove everything at the end of the month.

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184 Supervisor Hammond requested the cost to install two additional dog waste stations.

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187 **7. ADJOURNMENT**

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

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

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202 *These minutes were done in a summary format.

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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 02-21-20.

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210 Nicole Hicks
211 Signature

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213 Nicole Hicks
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216 Title:

217 Chair

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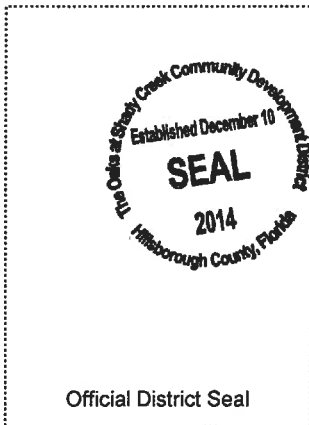
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Danny Schoonover
Signature

Danny Schoonover
Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Courtney Aubrey
Signature

2/24/20
Date