

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

February 21, 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, February 21, 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, February 21, 2020 at 10:03 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
Tim Wersinger	Supervisor

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
Paul Skidmore	District Engineer, Florida Land Design & Permitting

There were no 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 Resignation

Supervisor Evans went over her resignation from the Board of Supervisors.

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MOTION TO:	Approve Kelly Evans's resignation from the Board.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Discussion on Resumes for Board of Supervisor Seat

The Board discussed the resumes for the open seat.

MOTION TO:	Appoint Michelle Lebeau-Elrod to the Board.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

Supervisor Lebeau-Elrod recited the Oath of Office. Ms. Schalter provided an overview of Sunshine Laws and guidelines for Supervisors.

The Board discussed the election process. Ms. Hicks said they spoke with the Supervisor of Elections, and they will need to hold a landowner's election instead of going through the general election process this year. The Board discussed further what will happen as part of the landowner's election in November.

C. Appointment of Officers

D. Consideration of Resolution 2020-02; Re-Designating Officers

The Board discussed the officer positions and agreed they would like for Supervisor Schoonover to remain as Chair and for Supervisor Hammond to remain as Vice Chair.

MOTION TO:	Approve Resolution 2020-02 as discussed.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

84 **E. Discussion with District Engineer**

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 86 Supervisor Hammond asked about the issue on Tropical Kingbird.

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 88 Mr. Skidmore said the sod is higher than the sidewalk. There are two options: put in a drain or
 89 change out the sod. Supervisor Schoonover said the ground is spongy underneath and the area
 90 remains wet. The Board continued to discuss, and Mr. Skidmore said he would need to look at the
 91 construction plans.

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 93 **F. Discussion on Landscape Services**

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 95 Supervisor Hammond said the HOA hired Millennium. The Board discussed Millennium's proposal
 96 for the CDD. There is a decrease of \$120 a month with a 2-year contract. Ms. Hicks said she and
 97 Mr. Roberts have concerns with Millennium because they have a habit of coming in as the low
 98 bidder and then charge excessive rates for irrigation repairs and services. The Board discussed
 99 further and would like verbiage added to the contract that Millennium cannot do any work without
 100 management's approval. Counsel will review and adjust the contract.

MOTION TO:	Terminate Landcare and hire Millennium to start April 1, 2020.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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 110 **G. Discussion on Dog Waste Station Proposal**

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 112 The Board reviewed the proposal. The price for four dog waste stations is \$1,001.84, and the
 113 installation cost would be approximately \$120. The Board discussed possible locations. They also
 114 discussed using the current vendor for waste removal, or seeing if the landscaping vendor will
 115 remove while they are onsite.

MOTION TO:	Approve the purchase and installation of four additional dog waste stations.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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127 **H. General Matters of the District**

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129 Ms. Hicks discussed moving the meeting location. The Board discussed and agreed they would like
130 to move the meeting location to the South Fork Lakes clubhouse. They will keep all meetings with
131 the same date and time for now. The May and August budget meetings will be discussed at the next
132 meeting.

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135 **4. CONSENT AGENDA**

136 **A. Consideration of Board of Supervisors Meeting Minutes January 17, 2020**

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138 The Board reviewed the meeting minutes.

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MOTION TO:	Approve the January 17, 2020 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

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142 **B. Consideration of Operations and Maintenance Expenditures January 2020**

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144 The Board reviewed the January 2020 O&Ms. Supervisor Hammond asked if the Landcare
145 irrigation repair should be paid by the HOA.

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MOTION TO:	Approve the January 2020 O&Ms.
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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149 **C. Review of Financial Statements Month Ending January 31, 2020**

150 The financials were reviewed and accepted.

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153 **5. STAFF REPORTS**

154 **A. District Counsel**

155 **B. District Engineer**

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157 There were no additional updates from Counsel or the Engineer at this time.

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171 **C. District Manager**
172 **i. Aquatics Report**
173 **ii. Community Inspection Report**
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175 Mr. Roberts went over the management reports with the Board. Supervisor Hammond asked if they
176 can do something other than annuals. Mr. Roberts said the annuals are part of the new contract with
177 Millennium.

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

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182 There were no supervisor requests or audience comments at this time.

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185 **7. ADJOURNMENT**

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

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

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

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

205 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
206 **meeting held on 05/18/2020.**

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208 Danny (Dan) Schoonover
209 **Signature**

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211 Danny (Dan) Schoonover

212 **Printed Name**

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214 **Title:**

215 **Chair**

216 **Vice Chair**

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Nicole Hicks
Signature

Nicole Hicks

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Brittany Crutchfield

Signature

05/22/2020

Date

