

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

**May 15, 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, May 15, 2020 at 10:00 a.m. via conference call at 1-866-906-9330 with access code 4863181.

**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, May 15, 2020 at 10:00 a.m.

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

Danny Schoonover	Chair
Gill Hammond	Vice Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
Tim Wersinger	Supervisor

**Staff Members Present:**

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Mark Straley	District Counsel, Straley Robin Vericker

There were no audience members in attendance on the conference call.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-03; Accepting the Maintenance and Access Easement from SouthFork Towers LLC**

Mr. Straley explained the resolution. The resolution allows the adjacent owner to maintain the pond. Supervisor Hammond said that The Oaks at Shady Creek should not be paying for the attorney fees. Mr. Straley said that anything his firm had charged for this will be credited. The Board discussed the resolution.

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MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Lush
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**B. Acceptance of Financial Review for Fiscal Year Ended September 30, 2019**

Ms. Hicks went over that this is the final audit for fiscal year 2019 and the audit came back good. The Board discussed.

MOTION TO:	Accept the Financial Review for Fiscal Year Ended September 30, 2019.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**C. Consideration of Resolution 2020-04; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing**

Ms. Hicks stated the public hearing is set for August 21, 2020. She explained that the proposed budget kept the assessments the same but changed some line items. Supervisor Hammond said he would like to look at some of the line items further. The Board discussed and agreed to keep the assessments the same.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Lush
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**D. Consideration of Resolution 2020-05; Adopting Statutory Alternative Investment Policies**

Ms. Hicks explained that the resolution states that any investments the CDD would make would adhere to the state statutes. The Board discussed.

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MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**E. Annual Disclosure of Qualified Electors**

Ms. Hicks announced that as of April 15, 2020, The Oaks at Shady Creek CDD had qualified 618 electors.

**F. Consideration of Resolution 2020-06; Setting Landowners Election & CDD Meeting  
i. 2020 Ballot & Proxy**

Ms. Hicks explained the purpose of the resolution and the landowner’s election to the Board.

MOTION TO:	Approve Resolution 2020-06.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**G. Discussion on Landscaping Enhancement Proposals**

The Board discussed the tree proposal. Supervisor Hammond said this will add symmetry to the park and that he would like four trees. The Board discussed.

MOTION TO:	Approve the tree proposal.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

124 The Board discussed the sod replacement proposal.

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MOTION TO:	Approve the sod replacement proposal.
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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**H. General Matters of the District**

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There were no general matters to discuss at this time.

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**4. CONSENT AGENDA**

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**A. Consideration of Board of Supervisors Meeting Minutes February 21, 2020**

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The Board reviewed the meeting minutes.

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MOTION TO:	Approve the February 21, 2020 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
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 February 2020**

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The Board reviewed the February 2020 O&Ms.

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MOTION TO:	Approve the February 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
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 March 2020**

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The Board reviewed the March 2020 O&Ms.

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MOTION TO:	Approve the March 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**D. Consideration of Operations and Maintenance Expenditures April 2020**

The Board reviewed the April 2020 O&Ms.

MOTION TO:	Approve the April 2020 O&Ms with the correction to the legal fees.
MADE BY:	Supervisor Schoonover
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**E. Review of Financial Statements Month Ending April 30, 2020**

The financials were reviewed and accepted.

**5. STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**

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

- C. District Manager**
  - i. Aquatics Report**
  - ii. Community Inspection Report**

Mr. Roberts went over the management reports with the Board.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Hammond brought up the Christmas lighting proposal. It is \$5,000 and requires a \$2,500 deposit. The Board discussed.

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<b>MOTION TO:</b>	Approve the Christmas lighting proposal.
<b>MADE BY:</b>	Supervisor Hammond
<b>SECONDED BY:</b>	Supervisor LeBeau-Elrod
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**7. ADJOURNMENT**

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

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

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

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

238 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
239 meeting held on 06-19-2020.

240 Danny (Dan) Schoonover

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242 Signature

243 Danny (Dan) Schoonover

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245 Printed Name

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247 Title:

248  Chair

249  Vice Chair

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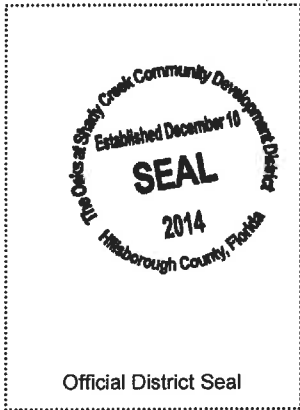
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Nicole Hicks

Signature

Nicole Hicks

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Brittany Crutchfield

Signature

06-23-2020

Date