

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER ELECTION & REGULAR MEETING
NOVEMBER 20, 2020**

**THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 20, 2020 AT 10:00 a.m.
CARLTON LAKES CLUBHOUSE
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

District Board of Supervisors	Vice Chairman	Gill Hammond
	Supervisor	Robin Lush
	Supervisor	Timothy Wersinger
	Supervisor	Michelle LeBeau-Elrod
	Supervisor	Vacant
District Managers	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang, P.E.

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

The Oaks at Shady Creek CDD

Dear Board Members:

The Landowner Election & Regular Meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District will be held on **Friday, November 20, 2020 at 10:00 a.m. Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579**. Please let us know 24 hours before the meeting if you wish to call in for the meeting:

Conference Call In Number – 1-866-906-9330 Participant Access Code – 7979718

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

REGULAR BOARD OF SUPERVISOR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. ADMINISTER OATH OF OFFICES**
- 3. AUDIENCE QUESTIONS & COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-01; Canvassing and Certifying the Results of the Landowners Election.....Tab 01
 - B. Consideration of Resolution 2021-02; Re-Designating Officers.....Tab 02
 - C. Acceptance of Board Resignation – Danny Schoonover, Seat 4
 - D. Acceptance of Resident Fishing Policy.....Tab 03
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Regular Meeting Minutes October 16, 2020..... Tab 04
 - B. Consideration of Operations and Maintenance Expenditures October 2020..... Tab 05
 - C. Review of Financial Statements Month Ending October 31, 2020 Tab 06
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Gene Roberts

District Manager

RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT
DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF
THE LANDOWNERS ELECTION OF SUPERVISORS HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES,
ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD
OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The Oaks at Shady Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 20, 2020, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 20, 2020 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members and seat number designations on the Board.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____	Votes	(4 year term)	Seat # _____
_____	_____	Votes	(4 year term)	Seat # _____
_____	_____	Votes	(2 year term)	Seat # _____

SECTION 3. Said terms of office commence on November 20, 2020.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 20th day of November, 2020.

ATTEST:

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

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

RESOLUTION 2021-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF THE OAKS AT
SHADY CREEK COMMUNITY DEVELOPMENT
DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, The Oaks at Shady Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Gene Roberts</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2020.

ATTEST:

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

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT
FISHING POLICY

Residents, members and authorized guests of The Oaks at Shady Creek Community Development District (the “**District**”) may fish, at their own risk, in the lakes and ponds within the District. The District accepts no responsibility for any damages or injuries resulting from fishing in the lakes and ponds within the District. All residents, members and authorized guests shall remove and properly dispose of all garbage, fishing line, hooks and other materials and supplies. No watercraft except authorized maintenance vehicles are allowed at the lakes and ponds. Any violation of this policy will be reported to the local authorities. The District has a catch and release policy for all fish caught in the lakes and ponds. All fish must be returned to the District’s lakes and ponds from where it was caught immediately. The District requests that everyone respect their fellow neighbors and access the lakes and ponds through the proper access points. In addition, swimming and wading in the lakes and ponds is strictly prohibited.

Policy Adoption: This Fishing Policy was adopted on November 20, 2020 and remains in effect until rescinded or amended by the Board of Supervisors.

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

October 16, 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, October 16, 2020 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on **Friday, October 16, 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	
Robin Lush	Supervisor	
Michelle LeBeau-Elrod	Supervisor	<i>via conference call</i>
Timothy Wersinger	Supervisor	<i>via conference call</i>

Staff Members Present:

Gene Roberts	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There were two audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Proposal for Engineering Services

The Board discussed the proposal for engineering services from Johnson Engineering.

MOTION TO:	Accept Johnson Engineering as the District Engineer.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

B. Discussion on Aquatics Maintenance Proposals

The Board discussed the different proposals that were requested because they are not satisfied with the current aquatics vendor.

MOTION TO:	Accept the Steadfast proposal for aquatics maintenance.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

C. Discussion on Resolution 2017-04; Fishing in District Ponds & Trespass Enforcement

The Board discussed the resolution. Supervisor Hammond said he is opposed to not allowing residents to be able to fish in the ponds. Supervisor Schoonover had concerns that fishing would disturb the wildlife.

MOTION TO:	Have Counsel change the resolution so that it would allow residents to fish.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

D. Discussion on Pond Conditions – Ponds 1 & 2

The Board discussed the pond conditions and asked for staff to get proposals to clean the sediment from Pond 2.

E. Discussion on Irrigation Repairs – Millennium Lawn & Landscape

The Board discussed Millennium's irrigation bill that was not authorized. The decision was to pay it because the repairs were needed.

F. Discussion on Community Benches

Supervisor Hammond went over that he would like for two benches to be added along Purple Martin. The Board discussed.

MOTION TO:	Purchase two benches with a not-to-exceed of \$2,500.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

G. Discussion on Irrigation Electricity

The Board discussed the irrigation electricity. Mr. Vericker recommended a formal agreement be drafted for signature by the CDD and HOA for sharing/billing of the irrigation electricity. Counsel will draft the agreement.

H. Discussion on Wild Hogs

The Board discussed the wild hogs. There have not been any sightings lately, but the damage to the pond banks needs to be repaired.

I. Discussion on Fence & Sidewalk Cleaning

The Board asked for staff to get proposals to clean the fence and sidewalks along Purple Martin from the entrance to the amenity center and the Pocket park.

J. General Matters of the District

There were no general matters to discuss at this time.

4. CONSENT AGENDA

A. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes August 21, 2020

The Board reviewed the meeting minutes.

MOTION TO:	Approve the August 21, 2020 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures August 2020

The Board reviewed the August 2020 O&Ms.

MOTION TO:	Approve the August 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures September 2020

The Board reviewed the September 2020 O&Ms.

MOTION TO:	Approve the September 2020 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Wersinger
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

D. Review of Financial Statements Month Ending September 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 Schoonover asked to review the agenda before it is sent out.

There were no audience comments.

7. ADJOURNMENT

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

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

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Oaks at Shady Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10079	\$ 3,145.83		District Management Service Charge - October 2020
Solitude	PI A00489067	306.94		Lake & Pond Management Services - 10/01/20 - 10/31/20
Monthly Contract Sub-Total		\$ 3,452.77		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	7015729919 102020	\$ 209.51		Waste Service - thru 10/20/2020
Tampa Electric	211005987436 102020	20.83		Electric Service - thru 09/16/2020 to 10/14/2020
Tampa Electric	211005987634 102020	4,289.29		Electric Service - thru 09/16/2020 to 10/14/2020
Tampa Electric	211020235159 102020	159.43	\$ 4,469.55	Electric Service - thru 09/16/2020 to 10/14/2020
Utilities Sub-Total		\$ 4,679.06		
Regular Services				
Danny Schoonover	DS101620	\$ 200.00		Supervisors Fee - 10/16/2020
Gill Hammond	GH101620	200.00		Supervisors Fee - 10/16/2020
Michelle Elrod	ME101620	200.00		Supervisors Fee - 10/16/2020
Robin Lush	RL101620	200.00		Supervisors Fee - 10/16/2020
Timothy Wersinger	TW101620	200.00		Supervisors Fee - 10/16/2020
Regular Services Sub-Total		\$ 1,000.00		
Additional Services				

Oaks at Shady Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
ADA Site Compliance	1382	\$ 1,100.00		Auditing & Compliance - 10/12/2020
DEO	83490	175.00		FL DEO Annual Fee - FY 2020/2021
Egis	11809	6,963.00		Renew Policy for FL Insurance Alliance - 10/01/2020 to 10/01/2021
Florida Land Design & Permitting	10294	412.50		District Engineer Service Charge - 08/29/2020 to 09/25/2020
Florida Natives Nursery, Inc.	17616	425.00		Quarterly Mitigation Maintenance - 09/22/2020
Meritus Districts	10146	39.90		Postage for Outsourced Mailing - 10/12/2020
Meritus Districts	10204	155.40	\$ 195.30	Postage for Special Mailing - 10/22/2020
Millennium Lawn and Landscape Inc.	17531	1,100.00		Irrigation Repairs - 10/02/2020
Spearem Enterprises, LLC	4445	152.00		Labor Charges for Installation of sign - 10/23/2020
Straley Robin Vericker	18980	151.50		Professional Services - thru October 15, 2020
Tampa Bay Times	110112 092320	406.32		Notice of Regular Board Meeting Schedule for FY 2021 - 09/23/2020
Additional Services Sub-Total		\$ 11,080.62		
TOTAL:		\$ 20,212.45		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Oaks at Shady Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070


INVOICE

Invoice Number: 10079
Invoice Date: Oct 1, 2020
Page: 1

Bill To:
Oaks at Shady Creek CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		2,812.50
		Website Administration		333.33
				

Subtotal	3,145.83
Sales Tax	
Total Invoice Amount	3,145.83
Payment/Credit Applied	
TOTAL	3,145.83



INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00489067
Invoice Date: 10/01/20

PROPERTY: Oaks @ Shady
Crk Cdd

SOLD TO: Oaks @ Shady Crk Cdd
C/O Meritus
2005 Pan AM Circle Suite 300
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
8184		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			10/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR49021 10/01/20 - 10/31/20 Lake & Pond Management Services		306.94	306.94

53900
4307
AM

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	306.94
Sales Tax	0.00
Total Invoice	306.94
Payment Received	0.00
TOTAL	306.94

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	10/20/2020	11/10/2020

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53984411	09/15/2020	11442	10/14/2020	11818	37600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$110.17
Water Base Charge	\$60.50
Water Usage Charge	\$34.43
Total Service Address Charges	\$209.51

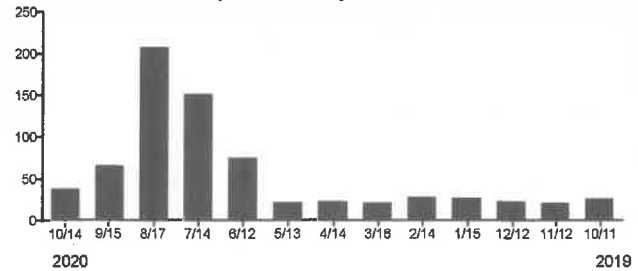
Summary of Account Charges

Previous Balance	\$348.06
Net Payments - Thank You	(\$348.06)
Total Account Charges	\$209.51
AMOUNT DUE	\$209.51

Important Message

Worried about wasting water from an inefficient irrigation system?
If you would like your system evaluated, call UF/IFAS Extension
Hillsborough County, at 813-744-5519, EXT. 54142, 54144 or 54137
to see if a free evaluation can help conserve water.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



THE OAKS AT SHADY CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Received
OCT 26 2020

DUE DATE	11/10/2020
AMOUNT DUE	\$209.51
AMOUNT PAID	

0070157299192

00000209511

Statement Date: 10/20/2020
Account: 211005987436

OAKS AT SHADY CREEK COMM
10508 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Current month's charges:	\$20.83
Total amount due:	\$20.83
Payment Due By:	11/10/2020

Your Account Summary

Previous Amount Due	\$20.83
Payment(s) Received Since Last Statement	-\$20.83
Current Month's Charges	\$20.83
Total Amount Due	\$20.83



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987436

Current month's charges:	\$20.83
Total amount due:	\$20.83
Payment Due By:	11/10/2020

Amount Enclosed \$ _____
657556235735

00001814 02 AV 0.38 33607 FTECO110202023182910 00000 02 01000000 004 02 8505 006



OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

OCT 23 2020



Account: 211005987436
Statement Date: 10/20/2020
Current month's charges due 11/10/2020

Details of Charges – Service from 09/16/2020 to 10/14/2020

Service for: 10508 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497017	10/14/2020	101		75		26 kWh	1	29 Days

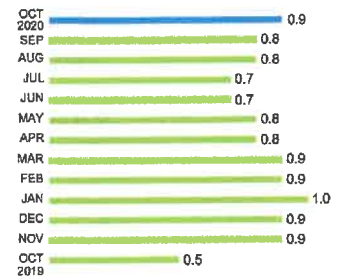
Basic Service Charge		\$18.06
Energy Charge	26 kWh @ \$0.05991/kWh	\$1.56
Fuel Charge	26 kWh @ \$0.02638/kWh	\$0.69
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.83

Total Current Month's Charges

\$20.83

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic -- scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



Statement Date: 10/20/2020
Account: 211005987634

OAKS AT SHADY CREEK COMM
301 US HIGHWAY 301 S
TAMPA, FL 33619

Current month's charges:	\$4,289.29
Total amount due:	\$4,289.29
Payment Due By:	11/10/2020

Your Account Summary

Previous Amount Due	\$4,289.29
Payment(s) Received Since Last Statement	-\$4,289.29
Current Month's Charges	\$4,289.29
Total Amount Due	\$4,289.29



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005987634

Current month's charges:	\$4,289.29
Total amount due:	\$4,289.29
Payment Due By:	11/10/2020

Amount Enclosed \$
657556235736

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211005987634
Statement Date: 10/20/2020
Current month's charges due 11/10/2020

Details of Charges – Service from 09/16/2020 to 10/14/2020

Service for: 301 US HIGHWAY 301 S, TAMPA, FL 33619

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	3516 kWh @ \$0.02866/kWh	\$100.77
Fixture & Maintenance Charge	84 Fixtures	\$1165.50
Lighting Pole / Wire	117 Poles	\$2926.17
Lighting Fuel Charge	3516 kWh @ \$0.02614/kWh	\$91.91
Florida Gross Receipt Tax		\$4.94

Lighting Charges

\$4,289.29

Total Current Month's Charges

\$4,289.29

00001814-0004047- Page 7 of 12

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



Statement Date: 10/20/2020

Account: 211020235159

OAKS AT SHADY CREEK COMM
10707 PURPLE MARTIN BLVD
RIVERVIEW, FL 33579-0000

Current month's charges:	\$159.43
Total amount due:	\$159.43
Payment Due By:	11/10/2020

Your Account Summary

Previous Amount Due	\$718.78
Payment(s) Received Since Last Statement	-\$718.78
Current Month's Charges	\$159.43
Total Amount Due	\$159.43



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020235159

Current month's charges:	\$159.43
Total amount due:	\$159.43
Payment Due By:	11/10/2020
Amount Enclosed	\$

629161223038

OAKS AT SHADY CREEK COMM
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607


MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211020235159
Statement Date: 10/20/2020
Current month's charges due 11/10/2020

Details of Charges – Service from 09/16/2020 to 10/14/2020

Service for: 10707 PURPLE MARTIN BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000497018	10/14/2020	8,077		6,485		1,592 kWh	1	29 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						1,592 kWh @ \$0.05991/kWh \$95.38		
Fuel Charge						1,592 kWh @ \$0.02638/kWh \$42.00		
Florida Gross Receipt Tax						\$3.99		
Electric Service Cost						\$159.43		
Total Current Month's Charges						\$159.43		

Important Messages


Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



The Oaks at Shady Creek CDD

MEETING DATE: October 16, 2020

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Timothy Wersinger	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Danny (Dan) Schoonover	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Gill Hammond	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

DS 101620

The Oaks at Shady Creek CDD

MEETING DATE: October 16, 2020

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	/	Salary Accepted	\$200.00
Robin Lush	/	Salary Accepted	\$200.00
Timothy Wersinger	/	Salary Accepted	\$200.00
Danny (Dan) Schoonover	/	Salary Accepted	\$200.00
Gill Hammond	/	Salary Accepted	\$200.00






GH 101620

The Oaks at Shady Creek CDD

MEETING DATE: October 16, 2020

DMS Staff Signature




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod		Salary Accepted	\$200.00
Robin Lush		Salary Accepted	\$200.00
Timothy Wersinger		Salary Accepted	\$200.00
Danny (Dan) Schoonover		Salary Accepted	\$200.00
Gill Hammond		Salary Accepted	\$200.00

ME 10/16/20

The Oaks at Shady Creek CDD

MEETING DATE: October 16, 2020


DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Timothy Wersinger	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Danny (Dan) Schoonover	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Gill Hammond	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

RL101620

The Oaks at Shady Creek CDD

MEETING DATE: October 16, 2020

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michelle LeBeau-Elrod	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Robin Lush	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Timothy Wersinger	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Danny (Dan) Schoonover	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Gill Hammond	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

TW 10/16/20

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
 The Oaks at Shady Tree CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1382	10/12/2020	\$1,100.00	10/26/2020	Net 14	

DESCRIPTION	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1,100.00

BALANCE DUE

\$1,100.00

51300 - 5105
 QR

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83490			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Oaks at Shady Creek Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Received
OCT 05 2020

2. Telephone: (813) 873-7300
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: theoaksatshadycreekcdd.org
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 07/09/2015
11. Creation Document on File: 07/09/2015
12. Date Established: 12/10/2014
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 14-38
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/04/2019

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date: 10/6/20

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



INVOICE

Customer	The Oaks at Shady Creek Community Development District
Acct #	761
Date	09/03/2020
Customer Service	Charisse Bitner
Page	1 of 1

The Oaks at Shady Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 120
Tampa 33607

Payment Information	
Invoice Summary	\$ 6,963.00
Payment Amount	
Payment for:	Invoice#11809
100110706	

Thank You

Please detach and return with payment



Customer: The Oaks at Shady Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
11809	10/01/2020	Renew policy	Policy #100110706 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2020 <i>51300 4501 \$2153.00 upub. off</i>	6,963.00
			<i>53900 4502 \$2153.00 gendiab</i>	
			<i>53900 4502 \$2657.00 uproperty</i>	

Total

\$ 6,963.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC

Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

09/03/2020



PREMIUM SUMMARY

**The Oaks at Shady Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120706

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$2,657
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,153 - 1,350
Public Officials and Employment Practices Liability	\$2,153 - 1,350
TOTAL PREMIUM DUE	\$6,963

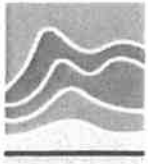
IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Nicole Hicks, District Manager
The Oaks at Shady Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

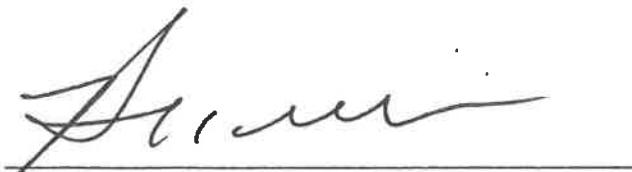
Invoice Date: 9/28/2020
Invoice #: 10294
Invoice Period: 8/29/2020 to 9/25/2020
Project #: 2019-1008

Re: The Oaks at Shady Creek CDD

Services Performed:

Task 0900 - District Engineer			
1. SWFWMD Inspection			
Classification	Hours	Rate	Amount Due
District Engineer	2.5	\$165.00	\$412.50

TOTAL DUE THIS INVOICE	\$412.50
-------------------------------	-----------------


Paul E. Skidmore, P.E., VP/Engineering

DE
35

Florida Natives Nursery, Inc.

4115 Native Garden Drive
Plant City, Florida 33565
813-754-1900

Invoice

Date	Invoice #
10/7/2020	17616

Bill To
The Oaks at Shady Creek CDD c/o Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship To

Terms	Due Date	Project
Net 30	11/6/2020	Creekside (Shady C...

Date	Description	Qty	Rate	Amount
9/22/2020	Quarterly Mitigation Maintenance: Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation. Sales Tax	1	425.00	425.00
			8.50%	0.00
	53960-4307			

We appreciate your business	Total	\$425.00
A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	Payments/Credits	\$0.00
	Balance Due	\$425.00

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 10146
Invoice Date: Oct 12, 2020
Page: 1

Bill To:
Oaks at Shady Creek CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/12/20

Quantity	Item	Description	Unit Price	Amount
		Postage for outsourced mailing		39.90

Subtotal	39.90
Sales Tax	
Total Invoice Amount	39.90
Payment/Credit Applied	
TOTAL	39.90



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0413806

Oct 12, 2020

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAFmd3TCQMPDF
Job Name The Oaks at Shady Creek CDD
PO Number Ballot & Proxy - LO Election
Due Date Nov 11, 2020

Summary

Materials & Services

Printing, inserting and mailing.
76 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)
76 | 3 Sheets total: 38.76
76 | #10 Envelope

Qty	Price	Tax	Subtotal
1	38.760	T	\$38.76
76	0.500	N	\$38.00
Subtotal			\$76.76
Tax			\$3.30
Total			\$80.06

Postage 1 oz Letter

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

38.00
✓ 1.05

39.90

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 10204
Invoice Date: Oct 22, 2020
Page: 1

Bill To:

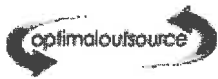
Oaks at Shady Creek CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Oaks at Shady Creek		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/22/20

Quantity	Item	Description	Unit Price	Amount
		Postage for special mailing		155.40

Subtotal	155.40
Sales Tax	
Total Invoice Amount	155.40
Payment/Credit Applied	
TOTAL	155.40



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0417990

Oct 21, 2020

Client Meritus Associations-381
Association Not selected
Product Specialty Mail
Job Number HELGZHHVNGM
Job Name The Oaks at Shady Creek CDD
PO Number Ballot & Proxy - LO Election
Due Date Nov 20, 2020

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	186.480	T	\$186.48
Printing, inserting and mailing.				
296 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
296 4 Sheets total: 186.48				
296 #10 Envelope				
 Postage 1 oz Letter	296	0.500	N	\$148.00
 Subtotal				\$334.48
Tax				\$15.85
 Total				\$350.33

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

148
x 1.05

155.40

Millennium Lawn and Landscape Inc.

3471 Rackley Rd
Brooksville, FL 34604

Invoice

Date	Invoice #
10/2/2020	17531

Bill To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ship To
The Oaks at Shady Creek CDD 2005 Pan Am Circle Suite300 Tampa, FL 33607

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		10/2/2020			
Quantity	Description			Price Each	Amount	
	Irrigation repairs 10 / 1 labor to make repairs to main line and drip lines 3 techs x 4 hours			600.00	600.00T	
	10 drip line repairs			250.00	250.00T	
	main line repair and manifold rebuild along blvd			250.00	250.00T	
	Sales Tax			0.00%	0.00	
53900-4609 LR						

Thank you for your business.

Total \$1,100.00

Payments/Credits \$0.00

Balance Due \$1,100.00

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com

**INVOICE****BILL TO**

The Oaks at Shady Creek CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa , FL 33607

INVOICE # 4445**DATE** 10/23/2020**DUE DATE** 11/07/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor ordered, installed 1 custom made DOT grade sign and post at the common area beside 10604 Great Cormorant Drive, NOT TRESPASSING SIGN Cost includes installation, material, freight	1	152.00	152.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$152.00**

539.00 - 4603
GR

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

The Oaks at Shady Creek CDD
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

October 22, 2020

Client: 001450

Matter: 000001

Invoice #: 18980

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
9/25/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2020 RE SERIES 2015 BONDS.	0.2	
10/3/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL DISCLOSURE REPORT.	0.3	
10/6/2020	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			0.7	\$151.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
LB	Lynn Butler	0.4	\$60.00

51400 - 3107
CR

October 22, 2020
Client: 001450
Matter: 000001
Invoice #: 18980

Page: 2

Total Services	\$151.50	
Total Disbursements	\$0.00	
Total Current Charges		\$151.50

PAY THIS AMOUNT

\$151.50

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/23/20	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
09/23/2020	Deirdre Almeida	44291
Total Amount Due		Ad Number
\$406.32		0000110112

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/23/20	09/23/20	0000110112	Times	Legals CLS	Meeting Schedule	1	2x57 L	\$404.32
09/23/20	09/23/20	0000110112	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x57 L	\$0.00 \$2.00

Legal Ad
SN

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
09/23/20	THE OAKS AT SHADY CREEK CDD	
Billing Date	Sales Rep	Customer Account
09/23/2020	Deirdre Almeida	44291
Total Amount Due		Ad Number
\$406.32		0000110112

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

THE OAKS AT SHADY CREEK CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/23/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **09/23/2020**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2021
THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Oaks at Shady Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2021 to be held at * the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579 on the following dates at 10:00 a.m.:

October 16, 2020	10:00 a.m.
November 20, 2020	10:00 a.m.
December 18, 2020	10:00 a.m.
January 15, 2021	10:00 a.m.
February 19, 2021	10:00 a.m.
March 19, 2021	10:00 a.m.
April 16, 2021	10:00 a.m.
May 21, 2021	10:00 a.m.
June 18, 2021	10:00 a.m.
July 16, 2021	10:00 a.m.
August 20, 2021	10:00 a.m.
September 17, 2021	10:00 a.m.

*Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: <http://theoaksatshadycreekcdd.org/>.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 09/23/2020

0000110112



The Oaks at Shady Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Oaks at Shady Creek CDD

Balance Sheet

As of 10/31/2020

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	141,689	0	0	0	0	141,689
Cash - Revenue - Series 2015 #7000	0	49,312	0	0	0	49,312
Cash - Reserve - Series 2015 #7004	0	110,507	0	0	0	110,507
Cash - Interest - Series 2015 #7002	0	145,072	0	0	0	145,072
Cash - Principal - Series 2015 #7001	0	0	0	0	0	0
Cash - Sinking Fund - Series 2015 #7005	0	130,013	0	0	0	130,013
Cash - Acq/Construction Gen Fund - Series 2015 #7010	0	0	498	0	0	498
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Expense	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	2,083	0	0	0	0	2,083
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	6,865	0	0	0	0	6,865
Construction Work In Progress	0	0	0	5,823,191	0	5,823,191
Amount Available-Debt Service	0	0	0	0	415,384	415,384
Amount To Be Provided-Debt Service	0	0	0	0	5,714,616	5,714,616
Other	0	0	0	0	0	0
Total Assets	150,638	434,903	498	5,823,191	6,130,000	12,539,230
Liabilities						
Accounts Payable	8,168	0	0	0	0	8,168
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Revenue Bond Payable - Series 2015	0	0	0	0	6,130,000	6,130,000
Other	0	0	0	0	0	0
Total Liabilities	8,168	0	0	0	6,130,000	6,138,168

The Oaks at Shady Creek CDD

Balance Sheet

As of 10/31/2020

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	Capital Project - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	431,422	498	0	0	431,920
Fund Balance-Unreserved	155,148	0	0	0	0	155,148
Retained Earnings-Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	5,823,191	0	5,823,191
Other	(12,678)	3,482	0	0	0	(9,197)
Total Fund Equity & Other Credits	142,470	434,903	498	5,823,191	0	6,401,062
Total Liabilities & Fund Equity	150,638	434,903	498	5,823,191	6,130,000	12,539,230

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	253,110	2,053	(251,058)	(99)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	253,110	2,054	(251,056)	(99)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,000	11,000	92 %
Financial & Administrative				
District Manager	33,750	2,813	30,938	92 %
District Engineer	4,000	0	4,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	5,000	417	4,583	92 %
Auditing Services	4,500	0	4,500	100 %
Postage, Phone, Faxes, Copies	2,000	195	1,805	90 %
Public Officials Insurance	2,200	0	2,200	100 %
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	200	175	25	13 %
Miscellaneous Fees	100	0	100	100 %
Office Supplies	250	0	250	100 %
Website Administration	1,500	333	1,167	78 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	152	4,849	97 %
Electric Utility Services				
Electric Utility Services	62,000	4,470	57,530	93 %
Water-Sewer Combination Services				
Water Utility Services	5,000	210	4,790	96 %
Other Physical Environment				
Waterway Management Program	4,625	732	3,893	84 %
Property & Casualty Insurance	5,000	0	5,000	100 %
Entry & Walls Maintenance	5,000	1,002	3,998	80 %
Landscape Maintenance - Contract	55,200	0	55,200	100 %
Landscape Maintenance - Other	7,000	0	7,000	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	5,000	2,135	2,865	57 %
Community Events	1,300	0	1,300	100 %
Capital Reserve	13,735	0	13,735	100 %
Total Expenditures	253,110	14,732	238,378	94 %
Excess Revenues Over (Under) Expenses	0	(12,678)	(12,678)	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	155,148	155,148	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Fund Balance, Beginning of Period	<u>0</u>	<u>155,148</u>	<u>155,148</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>142,470</u></u>	<u><u>142,470</u></u>	<u><u>0 %</u></u>

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	420,431	3,478	(416,953)	(99)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	420,431	3,482	(416,949)	(99)%
Expenditures				
Debt Service Payments				
Interest-Series 2015	285,431	0	285,431	100 %
Principal-Series 2015	135,000	0	135,000	100 %
Total Expenditures	420,431	0	420,431	100 %
Excess Revenues Over (Under) Expenses	0	3,482	3,482	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	431,422	431,422	0 %
Total Fund Balance, Beginning of Period	0	431,422	431,422	0 %
Fund Balance, End of Period	0	434,903	434,903	0 %

The Oaks at Shady Creek CDD

Statement of Revenues and Expenditures

303 - Capital Project - Series 2015
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenses	0	0	0	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	498	498	0 %
Total Fund Balance, Beginning of Period	0	498	498	0 %
Fund Balance, End of Period	0	498	498	0 %

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Bank Balance	146,867.20
Less Outstanding Checks/Vouchers	5,178.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	141,689.20
Balance Per Books	<u>141,689.20</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1617	6/18/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1671	10/22/2020	System Generated Check/Voucher	1,100.00	ADA Site Compliance
1677	10/22/2020	System Generated Check/Voucher	200.00	Robin M. Lush
1678	10/22/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1684	10/27/2020	Series 2015 FY20 Tax Dist ID Excess Fees	3,478.00	The Oaks at Shady Creek CDD
Outstanding Checks/Vouchers			5,178.00	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1654	9/10/2020	System Generated Check/Voucher	200.00	Timothy Wersinger
1658	10/1/2020	System Generated Check/Voucher	348.06	BOCC
1659	10/1/2020	System Generated Check/Voucher	1,502.00	Luxury Stoneworks
1660	10/1/2020	System Generated Check/Voucher	3,145.83	Meritus Districts
1661	10/1/2020	System Generated Check/Voucher	4,600.00	Millenium Lawn and Landscape Inc.
1662	10/1/2020	System Generated Check/Voucher	502.50	Straley Robin Vericker
1663	10/1/2020	System Generated Check/Voucher	369.04	Times Publishing Company
1664	10/1/2020	System Generated Check/Voucher	5,028.90	TECO
1665	10/8/2020	System Generated Check/Voucher	175.00	Department of Economic Opportunity
1666	10/8/2020	System Generated Check/Voucher	412.50	Florida Land Design & Permitting
1667	10/8/2020	System Generated Check/Voucher	406.32	Times Publishing Company
1668	10/19/2020	System Generated Check/Voucher	425.00	Florida Natives Nursery, Inc.
1669	10/19/2020	System Generated Check/Voucher	39.90	Meritus Districts
1670	10/19/2020	System Generated Check/Voucher	306.94	Solitude Lake Management, LLC
1672	10/22/2020	System Generated Check/Voucher	200.00	Danny E. Schoonover
1673	10/22/2020	System Generated Check/Voucher	6,963.00	Egis Insurance Advisors, LLC
1674	10/22/2020	System Generated Check/Voucher	200.00	Gill W. Hammond
1675	10/22/2020	System Generated Check/Voucher	200.00	Michelle J. LeBeau-Elrod
1676	10/22/2020	System Generated Check/Voucher	1,100.00	Millenium Lawn and Landscape Inc.
Cleared Checks/Vouchers			26,124.99	

The Oaks at Shady Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR226	10/27/2020	Tax Distribution - 10.27.2020	5,530.63	
001	10/31/2020	October Bank Activity	1.30	
Cleared Deposits			5,531.93	