

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

December 18, 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, December 18, 2020 at 10:00 a.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Lake Fields Dr., Riverview, FL 33579.

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10 **1. CALL TO ORDER/ROLL CALL**
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12 Gene Roberts called the Regular Meeting of The Oaks at Shady Creek Community Development
13 District to order on **Friday, December 18, 2020 at 10:05 a.m.**
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15 **Board Members Present and Constituting a Quorum at the onset of the meeting:**

16 Gill Hammond Chair
17 Timothy Wersinger Vice-Chair
18 Michelle LeBeau-Elrod Supervisor
19 Robin Lush Supervisor
20 John Bentley Supervisor

*via conference call
appointed during the meeting*

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22 **Staff Members Present:**

23 Gene Roberts District Manager, Meritus
24 John Vericker District Counsel, Straley Robin Vericker

via conference call

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26 There were no audience members in attendance.
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29 **2. PUBLIC COMMENT ON AGENDA ITEMS**
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31 There were no audience comments on agenda items.
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34 **3. BUSINESS ITEMS**

35 **A. Discussion on Board Resumes**
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37 The Board reviewed the resume submitted by John Bentley for the vacant Board seat.
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| MOTION TO: | Appoint John Bentley to the vacant Board seat. |
| MADE BY: | Supervisor Hammond |
| SECONDED BY: | Supervisor LeBeau-Elrod |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously |

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Supervisor Bentley recited the Oath of Office and was sworn in. Mr. Vericker summarized the supervisor responsibilities and said his office will be sending Supervisor Bentley a new supervisor packet.

B. Discussion on Entrance Lighting Options

Supervisor Hammond said there has been positive feedback regarding the holiday lights at the entrance. He would like for staff to obtain proposals for adding permanent lighting.

C. Discussion on Landscape Master Plan

Supervisor Hammond discussed the landscape enhancements. He would like to have a landscape master plan made up for long-term consideration.

D. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Landowner Election Minutes November 20, 2020

The Board reviewed the Landowner Election minutes.

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| MOTION TO: | Approve the November 20, 2020 Landowner Election minutes. |
| MADE BY: | Supervisor Bentley |
| SECONDED BY: | Supervisor Lush |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously |

B. Consideration of Regular Meeting Minutes November 20, 2020

The Board reviewed the meeting minutes. Supervisor Hammond noted that he should be listed as Chair and Supervisor Wersinger as the Vice-Chair.

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| MOTION TO: | Approve the November 20, 2020 meeting minutes with the changes discussed. |
| MADE BY: | Supervisor Wersinger |
| SECONDED BY: | Supervisor Lebeau-Elrod |
| DISCUSSION: | None Further |
| RESULT: | Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously |

C. Consideration of Operations and Maintenance Expenditures November 2020

The Board reviewed the O&Ms.

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

D. Review of Financial Statements Month Ending November 30, 2020

The financials were reviewed and accepted. Supervisor Hammond asked to have Brian Lamb attend a future meeting to discuss refinancing the bond.

5. STAFF REPORTS
A. District Counsel

There were no additional updates from Counsel at this time.

B. District Engineer

The Board reviewed the Engineer's letter summarizing his conversation with the County regarding sidewalk drainage issues. The County agrees there are some problems, but they are not in the financial position to repair them. The County recommended that homeowners be responsible to pressure wash the sidewalks.

C. District Manager

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

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Hammond asked for the pine tree that is a potential hazard to fall to be removed. He also asked for Mr. Roberts to look into adding drains at the curbing that was recently installed.

1. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Hammond
SECONDED BY: Supervisor LeBeau-Elrod
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 1/15/2021.

[Signature]
Signature

Bill Hammond
Printed Name

Title:
 Chair
 Vice Chair

[Signature]
Signature

Gen Robb
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

1/25/2021
Date

