

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

April 16, 2021 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, April 16, 2021 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, April 16, 2021 at 10:00 a.m.**

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

Gill Hammond	Chair
Timothy Wersinger	Vice-Chair
Michelle LeBeau-Elrod	Supervisor
Robin Lush	Supervisor
John Bentley	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
Brian Howell	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker <i>via teleconference</i>

There no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Sod Installation

Mr. Roberts stated that the proposal from Carson's in the meeting book was for the wrong area and he will be submitting a new proposal.

B. Discussion on Landscape Installation

Mr. Roberts went over that they are still waiting on a proposal from Millennium. Supervisor Hammond told the Board that Millennium is increasing the maintenance fees for the HOA despite having a two-year contract, so the HOA Board is looking for a new vendor. Mr. Roberts will provide a scope of work to the bidding vendors to also obtain a price to maintain the District's common areas for consistency.

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C. General Matters of the District

There were no additional general matters to discuss.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Regular Meeting Minutes March 19, 2021

The Board reviewed the minutes.

MOTION TO:	Approve the March 19, 2021 minutes.
MADE BY:	Supervisor Wersinger
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures March 2021

The Board reviewed the O&Ms. Mr. Roberts told the Board that Meritus mistakenly overcharged for website administration and will be giving the District a credit.

MOTION TO:	Approve the March 19, 2021 minutes.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Lush
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending March 31, 2021

The financials were reviewed and accepted. Mr. Roberts noted that six months into the fiscal year budget, the District is 6% under budget. He also said he is working on the budget for fiscal year 2022. Supervisor Hammond stated he does not want assessments to increase.

Mr. Howell went over that with interest rates being low, it would be a good time to explore re-financing the debt service bond. District Counsel will review the bond to see if it is eligible for re-financing, and if so, loan terms will be prepared for the Board to review for the May meeting. Mr. Howell discussed different options for the Board to consider regarding using the money saved.

91 **5. STAFF REPORTS**

92 **A. District Counsel**

93 **B. District Engineer**

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95 There were no updates from Counsel or the Engineer.

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97 **C. District Manager**

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99 Mr. Roberts went over the management reports with the Board. He noted that residents have been
100 complaining about vehicles speeding in the community. The County was approached about adding
101 additional speed signs but declined. Mr. Roberts would like to place a sign on District property just
102 before the clubhouse.

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

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107 There were no supervisor requests or audience comments.

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110 **7. ADJOURNMENT**

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

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**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.*

126 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
127 meeting held on 5/24/21.

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Signature

Cecil Hammond

Printed Name

135 Title:

- Chair
- Vice-Chair

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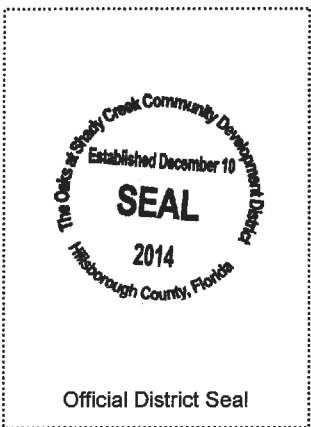
Signature

Gene Robert

Printed Name

135 Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

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Signature

Date

3/24/21