

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 20, 2021**

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 20, 2021 AT 10:00 a.m.  
CARLTON LAKES CLUBHOUSE  
LOCATED AT 11404 CARLTON FIELDS DRIVE, RIVERVIEW, FL 33579**

<b>District Board of Supervisors</b>	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Timothy Wersinger Robin Lush Michelle LeBeau-Elrod John Bentley Vacant
<b>District Managers</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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 Regular Meeting of the Board of Supervisors of the Oaks at Shady Creek Community Development District will be held on **Friday, August 20, 2021 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

**REGULAR BOARD OF SUPERVISORS MEETING**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. RECESS TO PUBLIC HEARINGS**

**4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2022 BUDGET**

A. Open Public Hearing on Fiscal Year 2022 Budget

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget..... Tab 01

E. Close Public Hearing on Fiscal Year 2022 Budget

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

A. Open Public Hearing on Levying O&M Assessments

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2021-05; Levying O&M Assessments..... Tab 02

E. Close Public Hearing on Levying O&M Assessments

**6. BUSINESS ITEMS**

A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule..... Tab 03

B. Acceptance of Board Resignation – Gill Hammond, Seat 5 ..... Tab 04

C. Discussion on Resume for Open Board Seat ..... Tab 05

D. General Matters of the District

**7. CONSENT AGENDA**

A. Consideration of Board of Supervisors Regular Meeting Minutes July 16, 2021..... Tab 06

B. Consideration of Operations and Maintenance Expenditures July 2021 ..... Tab 07

C. Review of Financial Statements Month Ending July 31, 2021 ..... Tab 08

**8. STAFF REPORTS**

A. District Counsel

B. District Engineer

C. District Manager

**9. SUPERVISOR REQUESTS**

**10. 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*