

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

May 21, 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, May 21, 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, May 21, 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	<i>via conference call</i>
Michelle LeBeau-Elrod	Supervisor	
Robin Lush	Supervisor	
John Bentley	Supervisor	

Staff Members Present:

Gene Roberts District Manager, Meritus

There no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience comments on agenda items.

Supervisor Hammond asked to move up Business Items B and C on the agenda before the budget discussion. The Board agreed.

3. BUSINESS ITEMS

B. Discussion on Landscape Enhancement Proposal

Mr. Roberts suggested for the Board to table the sod proposal from Carson's Landscape and get another proposal from the new landscape vendor for the District. The Board agreed.

44 **C. Discussion on Landscape Maintenance Service Proposals**

45 **i. Mainscape**

46 **ii. Down to Earth**

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48 Mr. Roberts summarized the cost of the two landscape maintenance proposals received from
49 Mainscape and Down to Earth. The Board said they would like to have been able to use Down to
50 Earth since they will be maintaining the HOA areas, but the cost difference was too much.

MOTION TO:	Award the maintenance contract to Mainscape.
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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59 **A. Consideration of Resolution 2021-03; Approving FY 2022 Budget & Setting Public**
60 **Hearing**

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62 Mr. Roberts went over the proposed budget line items for the FY 2022 budget. Supervisor
63 Hammond explained to the Board that line items could be changed between now and the public
64 hearing, but the overall expenditures could not be increased. The public hearing will be set for
65 August 20, 2021 at 10:00 a.m.

MOTION TO:	Approve Resolution 2021-03 and set the public hearing for August 20, 2021 at 10:00 a.m.
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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75 **D. Announcement of Annual Notice of Qualified Electors**

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77 Mr. Roberts announced that as of April 15, 2021, The Oaks at Shady Creek CDD had 618 qualified
78 electors.

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80 **E. General Matters of the District**

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82 There were no additional general matters to discuss.

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86 **4. CONSENT AGENDA**

87 **A. Consideration of the Board of Supervisors Regular Meeting Minutes April 16, 2021**

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89 The Board reviewed the minutes.

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MOTION TO:	Approve the April 16, 2021 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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98 **B. Consideration of Operations and Maintenance Expenditures April 2021**

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100 The Board reviewed the O&Ms. Supervisor Hammond asked why the supervisor fees were \$6,800.

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MOTION TO:	Approve the April 2021 O&Ms.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

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109 **C. Review of Financial Statements Month Ending April 30, 2021**

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111 The financials were reviewed and accepted. Mr. Roberts noted that the District is currently 9%
112 under budget. Supervisor Hammond asked about the “Fund Balance-Unreserved” category and if it
113 could be used.

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116 **5. STAFF REPORTS**

117 **A. District Counsel**

118 **B. District Engineer**

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120 There were no updates from Counsel or the Engineer.

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122 **C. District Manager**

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

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

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130 Supervisor Hammond mentioned there are errors in the agenda dates on the website.

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132 Supervisor Lush requested to meet with the new landscape vendor because the ferns along the
133 boulevard are being over-pruned.

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135 Supervisor Lush also asked if stocking the ponds with fresh water oysters could help to control
136 algae.

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139 **7. ADJOURNMENT**

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

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

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

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

156 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
157 meeting held on 6/18/2021.

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Signature

Printed Name

Title:

Chair

Vice-Chair

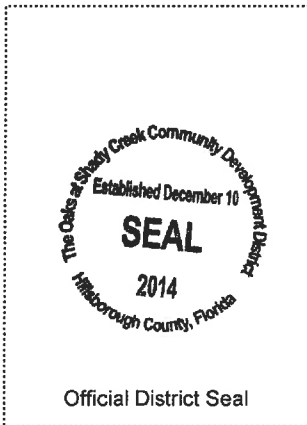
Signature

Printed Name

Title:

Secretary

Assistant Secretary



Recorded by Records Administrator

Signature

Date

8/11/2021