

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

October 15, 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, October 15, 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, October 15, 2021 at 10:00 a.m.**

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

Michelle LeBeau-Elrod	Supervisor	
Robin Lush	Supervisor	
John Bentley	Supervisor	
Gretchen Gosselin	Supervisor	
Amy Brown	Supervisor	<i>appointed during the meeting</i>

**Staff Members Present:**

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

There were three audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on Resume for Open Board Seat**

Resident Amy Brown submitted her resume for consideration of the open Board seat and was in attendance. Ms. Brown introduced herself to the Board. The Board reviewed her resume and had no questions.

MOTION TO:	Approve Amy Brown for the open Board seat.
MADE BY:	Supervisor Lush
SECONDED BY:	Supervisor LeBeau-Elrod
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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48 Ms. Crosby-Collier led Supervisor Brown in reciting the Oath of Office and briefly went over  
49 Sunshine Laws.

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51 *Ms. Crosby-Collier exited the conference call.*

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53 **B. Consideration of Resolution 2022-01; Re-designating Officers**

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55 The Board discussed the Chair and Vice-Chair positions.

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

63  
64 The Board continued to discuss the officer positions.

MOTION TO:	Approve Supervisor LeBeau-Elrod as Vice-Chair.
MADE BY:	Supervisor LeBeau-Elrod
SECONDED BY:	Supervisor Bentley
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

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73 **C. Discussion on Sod Installation Proposal**

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75 The Board discussed the sod installation proposal from Mainscape and decided to table it until the  
76 next meeting.

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78 **D. General Matters of the District**

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80 There were no general matters to discuss.

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83 **4. CONSENT AGENDA**

84 **A. Consideration of the Board of Supervisors Public Hearing and Regular Meeting**  
85 **Minutes September 17, 2021**

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87 The Board reviewed the minutes.

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MOTION TO:	Approve the September 17, 2021 minutes.
MADE BY:	Supervisor Bentley
SECONDED BY:	Supervisor Gosselin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures September 2021**

The Board reviewed the O&Ms.

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

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

The financials were reviewed and accepted.

- 5. STAFF REPORTS**
  - A. District Counsel**
  - B. District Engineer**
  - C. District Manager**

There were no additional reports from staff.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Bentley asked if the plant material along Purple Martin and Shady Branch Drive can be trimmed to improve visibility for vehicles turning onto Purple Martin.

Supervisor Lush had a few comments regarding the landscape conditions and also stated that the hogs are tearing up the pond bank behind Tropical Kingbird.

131 **7. ADJOURNMENT**


133	MOTION TO:	Adjourn.
134	MADE BY:	Supervisor Bentley
135	SECONDED BY:	Supervisor Lush
136	DISCUSSION:	None Further
137	RESULT:	Called to Vote: Motion PASSED
138		5/0 – Motion Passed Unanimously


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

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

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

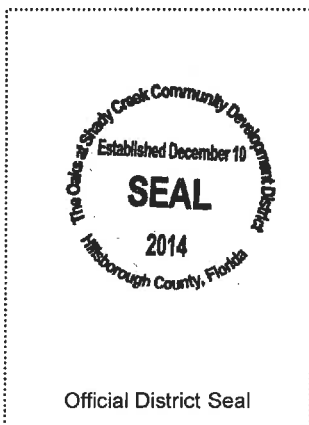
147 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
148 meeting held on 11/19/21.

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150 \_\_\_\_\_  
151 Signature  
152 Michelle Le Beau-Elrod  
153 Printed Name

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151 Signature  
152 Gene Robert  
153 Printed Name

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156 Title:  
157  Chair  
158  Vice-Chair

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156 Title:  
157  Secretary  
158  Assistant Secretary



Recorded by Records Administrator  
160   
161 Signature  
162 11/23/21  
163 Date