

**MINUTES OF MEETING
THE OAKS AT SHADY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community Development District was held on Friday, November 15, 2024 at 10:00 a.m. at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Drive, Riverview, FL 33579.

Present and constituting a quorum were:

Robin Lush	Chairperson
Michelle LeBeau-Elrod	Vice Chairperson
John Bentley	Assistant Secretary
Amy Brown	Assistant Secretary
Vivian Rothstein	Assistant Secretary

Also present was:

Alba Sanchez	District Manager
John Vericker	District Counsel
Charles Reed	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Resolution 2025-01; Designation of Officers

On MOTION by Ms. Lush seconded by Mrs. Brown, with all in favor, Resolution 2025-01; Designating Robin Lush as Chairperson, Michelle LeBeau-Elrod as Vice Chairperson, Alba Sanchez as Secretary, Eric Davidson as Treasurer, Leah Popelka as Assistant Treasurer, Angel Montagna as Assistant Treasurer, Mark Vega as Assistant Secretary, Amy Brown as Assistant Secretary, and Vivian Rothstein as Assistant Secretary, was adopted. (5-0)

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Inframark Dog Station Service and New Station Installation Proposal

On MOTION by Mr. Bentley, seconded by Mrs. Rothstein, with all in favor, the Inframark Dog Station Service and New Installation Proposal was approved. 5-0

B. General Matters of the District

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS**Consent Agenda**

- A. Consideration of Board Supervisors' Minutes of the August 16, 2024 Budget Public Hearing (*To be Sent Under Separate Cover*) and September 20, 2024 and October 18, 2024 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures for October 2024**
- C. Acceptance of the Financials and Approval of the Check Register as of October 31, 2024 (*To be Sent Under Separate Cover*)**
- This item was tabled until the December meeting.

On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, Consent Agenda items (A-B) were approved. 5-0

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being no report, the next item followed.

B. District Manager**i. Acceptance of Grau & Associates Financial Audit for FYE 2023**

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, the Grau & Associates Financial Audit for FYE 2023, was accepted 5-0

ii. Consideration of Grau & Associates Audit Engagement Letter for Fiscal Year 2024

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, the Grau & Associates Audit Engagement Letter for FY 2024, was approved 5-0

iii. Mainscape Landscape Installation Estimate #1521

- The Board tabled this item pending Yellowstone Landscape addressing irrigation concerns.

C. District Engineer

There being no reports, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

The Supervisors made the following comments and requests:

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau-Elrod, with all in favor, the Illuminations Holiday Proposal, was approved. 5-0

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The Oaks at Shady Creek CDD

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- The Board wanted to note the unofficial notification of a gathering on 11.16.2024 at Pocket Park that CDD Management did not approve. DM was directed to secure a proposal for a yearly newsletter explaining the requirements for CDD common area usage.

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EIGHTH ORDER OF BUSINESS

Adjournment

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There being no further business,

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On MOTION by Mr. Bentley seconded by Mrs. Rothstein, with all in favor, the meeting was adjourned. 5-0

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Alba Sanchez

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Secretary/Assistant Secretary

Robin Lush

Chairperson/ Chairperson