

2025.02.20.14.00

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

1 The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community  
2 Development District was held on Friday, February 20, 2026, at 10:00 a.m. at the Purple Martin  
3 Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

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5 Present and constituting a quorum were:

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7 Robin Lush Chairperson  
8 Michelle LeBeau-Elrod Vice Chairperson  
9 John Bentley Assistant Secretary  
10 Amy Brown Assistant Secretary  
11 Vivian Rothstein Assistant Secretary

12  
13 Also present was:  
14 Alba Sanchez District Manager

15  
16  
17 *This is not a certified or verbatim transcript but rather represents the context and summary*  
18 *of the meeting. The full meeting is available in audio format upon request. Contact the District*  
19 *Office for any related costs for an audio copy.*  
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21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**  
22 Ms. Sanchez called the meeting to order, and a quorum was established.  
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24 **SECOND ORDER OF BUSINESS** **Motion to Approve the Agenda**

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On MOTION by Ms. Rothstein, seconded by Ms. Lush with all in 27 favor, the agenda was approved as presented.
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29 **THIRD ORDER OF BUSINESS** **Public Comments**  
30 There were no audience comments.  
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32 **FOURTH ORDER OF BUSINESS** **Staff Reports**

- 33 **A. Accountant Report**  
34 The accountant was not in attendance.  
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36 **B. District Counsel**  
37 The attorney was not in attendance, and the Board had no questions for Counsel.  
38  
39 **C. District Manager**  
40 There were no updates.  
41

**D. District Engineer**

No report.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. General Matters of the District**

There were no updates.

**B. Consideration of Resolution 2026-02, Removing Assistant Treasurer**

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, Resolution 2026-02, Removing Leah Popelka as Assistant Treasurer was adopted.

**C. Consideration of Resolution 2026-03, General Election**

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, Resolution 2026-03, General Election, was adopted.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of the Minutes of the January 16, 2026 Regular Meeting**

On MOTION by Mr. Bentley seconded by Ms. Brown, with all in favor, the Minutes of the January 16, 2026 Regular Meeting Minutes were approved as presented.

**B. Consideration of Operation and Maintenance Expenditures for January 2026**

**C. Approval of the Check Register as of January 2026**

On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the O&M Expenditures for January 2026 and Check Register were approved.

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

Ms. Brown stated Mainscape Landscaping has not provided the proposal for the removal of the three dead Palm trees or the Dead Oak flush cut. Mainscape is to remove the front entrance flowers that were hit by the frost as soon as possible. She inquired whether the plants were affected by the frost under any type of warranty. Inframark to contact the landscape vendor for a response.

Ms. Lush requested that Mainscape conduct an irrigation audit due to concern that the HOA irrigation system may be tied into the CDD's. When the tank was tied, the plants around the Clubhouse were affected and this needs to be investigated.

February 20, 2026

The Oaks at Shady Creek CDD

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84 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

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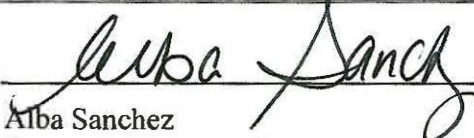
86 On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the meeting  
87 was adjourned at 10:54 a.m.

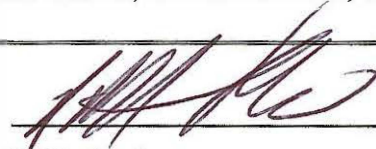
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Alba Sanchez  
Secretary/Assistant Secretary

  
Robin Lush  
Chairperson/ Chairperson