

2026

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

1 The regular meeting of the Board of Supervisors of The Oaks at Shady Creek Community  
2 Development District was held on Friday, March 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

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13 Also present either in person or via electronic communications were:

14	Alba Sanchez	District Manager
15	Nancy Hix	District Accountant (via Teams)

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18 *This is not a certified or verbatim transcript but rather represents the context and summary*  
19 *of the meeting. The full meeting is available in audio format upon request. Contact the District*  
20 *Office for any related costs for an audio copy.*

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22 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

23 Ms. Sanchez called the meeting to order and called the role. A quorum was established.  
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25 **SECOND ORDER OF BUSINESS**

**Motion to Approve the Agenda**

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On MOTION by Ms. Lush, seconded by Mr. Bentley with all in favor, 28 the agenda was approved as presented.
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30 **THIRD ORDER OF BUSINESS**

**Public Comments**

31 There were no audience comments.  
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33 **FOURTH ORDER OF BUSINESS**

**Staff Reports**

34 **A. Accountant Report**

35 Ms. Hix provided a high-level overview of the financial status of the District. It was noted they are  
36 entering budget season, and a liaison was requested to review the first draft of the budget and serve as  
37 the primary point of contact for any questions from the accountant and management. Ms. Lush  
38 volunteered.

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**B. District Counsel**

The attorney was not in attendance, and the Board had no questions for Counsel.

**C. District Manager**

**i. General Election 2026 Fact Sheet**

Ms. Sanchez discussed the timeline for the 2026 General Election and distributed the fact sheet to all supervisors.

**D. District Engineer**

No report.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. General Matters of the District**

There were no updates.

**B. Irrigation Audit for the District**

The Irrigation Audit Report provided by Ballenger Irrigation was discussed.

On MOTION by Ms. Brown, seconded by Mr. Bentley, with all in favor, staff was authorized to proceed with Ballenger Irrigation for Tier 1 Services at a cost of \$1,850.

It was confirmed that the District has two clocks. The Pocket Park consists of six zones, and the clubhouse irrigation system includes a total of 38 zones. Of those, 26 zones are maintained by the CDD, with the remaining zones belonging to the HOA.

**C. Consideration of Mainscape Proposal #1952 – Pruning and Flesh Cut of Sylvester Palms**

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, Mainscape proposal #1952 in the amount of \$4,814.73 to prune and flesh cut the Sylvester Palms was approved.

The Board discussed Proposal #5226 for the replacement of front entrance Annuals. The Board noted they requested seven gallons rather than three gallons. As a result, the Board chose not to consider the proposal at this time.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of the Minutes of the February 20, 2026 Regular Meeting**

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On MOTION by Ms. Brown seconded by Ms. Rothstein, with all in favor, the Minutes of the February 20, 2026 Regular Meeting were approved as presented.

**B. Consideration of Operation and Maintenance Expenditures for February 2026**  
**C. Approval of the Check Register as of February 2026**

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

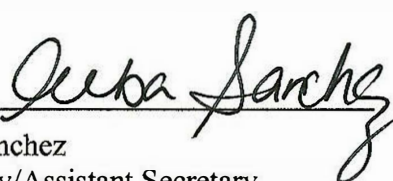
**SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and Comments**


There was open discussion regarding the overall landscape conditions within the District, including concerns regarding failure to follow up on requests, and proposals submitted that do not meet the requested specifications.

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, staff was authorized to solicit a Landscape Request for Proposals, the District Manager was authorized to issue the required 30-day notice to Mainscape and begin preparation of the RFP.

**EIGHTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Bentley, seconded by Ms. Rothstein, with all in favor, the meeting was adjourned at 11:02 a.m.

  
Alba Sanchez  
Secretary/Assistant Secretary

  
Robin Lush  
Chairperson/ Chairperson