

**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, April 17, 2026, at 10:00 a.m. at the Purple Martin
3 Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33358.

4
5 Present and constituting a quorum were:

6		
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 either in person or via electronic communications were:

14		
15	Alba Sanchez	District Manager
16	John Fowler	Lead Field Inspection Coordinator
17		

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

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

24 Ms. Sanchez called the meeting to order and called the roll. A quorum was established.
25

26 **SECOND ORDER OF BUSINESS**

Motion to Approve the Agenda

27
28

On MOTION by Ms. Lush, seconded by Ms. Le-Beau Elrod, with all 29 in favor, the agenda was approved as presented.
--

30
31 **THIRD ORDER OF BUSINESS**

Public Comments

32 There were no audience comments.
33

34 **FOURTH ORDER OF BUSINESS**

Staff Reports

35 **A. Accountant Report**

36 **i. Acceptance of Grau & Associates Fiscal Year 2025 Audit Report**
37

38

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, 39 Grau & Associates Fiscal Year 2025 Audit Report was accepted.
--

April 17, 2026

The Oaks at Shady Creek CDD

40 **B. District Counsel**
41 No report.

42
43 **C. District Manager**
44 No report.

45
46 **D. District Engineer**
47 No report.

48

49 **FIFTH ORDER OF BUSINESS** **Business Items**

50 **A. General Matters of the District**
51 There were no updates.

52

53 **B. Consideration of Inframark Field Inspection Proposal**

54

55 On MOTION by Ms. Brown, seconded by Ms. Rothstein, with all in
56 favor, Inframark Field Inspection Proposal in the amount of \$12,000
57 for the year was approved.

58

59 **C. Consideration of Mainscape Proposal #5226 – Landscape Installation**

60 The Board discussed the Mainscape proposal. No action was taken, and approval is deferred until
61 completion of the informal RFP.

62

63 **D. Solicitation of Landscape and Irrigation Maintenance Services**

64 The Board discussed the solicitation for landscape and irrigation maintenance services.

65

66 **E. Discussion of the Proposed Fiscal Year 2027 Budget**

67 The Board discussed the proposed Fiscal Year 2027 Budget.

68

69 On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in
70 favor, keeping the Fiscal Year 2027 Budget flat was approved.

71

72 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

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

74

75 On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in
76 favor, the Minutes of the March 20, 2026, Regular Meeting were
77 approved as presented.

78

79

80

81

April 17, 2026

The Oaks at Shady Creek CDD

B. Consideration of Operation and Maintenance Expenditures for March 2026

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the O&M Expenditures for March 2026 were approved.

C. Approval of the Check Register as of March 2026

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the Check Register for March 2026 was approved.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

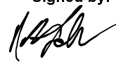
There was an open discussion regarding adding six additional workshops for the upcoming Fiscal Year 2027, January, February, April, June, August, and October, with workshops to take place on the same meeting dates at 9:00 a.m.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, the meeting was adjourned at 11:40 a.m.


Alba Sanchez
Secretary/Assistant Secretary

Signed by:

56CC1D82D105449...
Robin Lush
Chairperson/ Chairperson