

The Oaks at Shady Creek Community Development District

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
Whitney Sousa, District Counsel
Charles Reed, District Engineer
Sandra Manuele, Onsite Manager
Sonia Rowley, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Friday, July 17, 2026, at 10:00 a.m.

The Regular Meeting of The Oaks at Shady Creek Community Development District will be held on Friday, July 17, 2026, at 10:00 a.m. at the Purple Mountain Clubhouse, 10779 Purple Martin Boulevard, Riverview, Florida 33578. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 296 057 796 239 95 Passcode: nP2Vc2Hd
Dial-In by Phone: 1-646-838-1601 Phone Conference ID: 552044873#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET

- A. Open the Public Hearing on the Fiscal Year 2027 Budget
- B. Presentation of the Fiscal Year 2027 Approved Tentative Budget
- C. Close the Public Hearing
- D. Consideration of Resolution 2026-05, Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-06, Levying of O&M Assessments

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Field Inspection Report
- D. District Manager

6. BUSINESS ITEMS

- A. Consideration of Advanced Aquatic Waterway Maintenance Agreement
- B. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Meeting Schedule
- C. General Matters of the District

7. CONSENT AGENDA

- A. Consideration of the Minutes of the Regular Meeting held on June 19, 2026
- B. Consideration of Operations & Maintenance Expenditures for June 2026
- C. Approval of the Check Register for June 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, August 21, 2026, at 10:00 a.m.