



The Oaks at Shady Creek Community Development District

August 21, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 296 057 796 239 95

Passcode: nP2Vc2Hd

Call In Number: 1-646-838-1601

Conference ID: 552 044 873#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



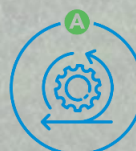
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Sonia Rowley, District Accountant
Christy Fowler, Field Inspection Coordinator
Kareen Baker, District Admin

Regular Meeting Agenda

Friday, August 21, 2026, at 10:00 a.m.

The Regular Meeting of The Oaks at Shady Creek Community Development District will be held on Friday, August 21, 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. STAFF REPORTS

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

5. BUSINESS ITEMS

- A. Consideration of Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027
- B. Consideration of Pine Lake Proposal #9473 – Irrigation Repairs
- C. Motion to Request Counsel to Draft a Formal Request for Using the Common Area for Community Events
- D. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of the Minutes of the Regular Meeting held on July 17, 2026
- B. Consideration of Operations & Maintenance Expenditures for July 2026
- C. Approval of the Check Register for July 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, September 18, 2026, at 10:00 a.m.



The Oaks Of Shady Creek August 2026

Tuesday, 4 August 2026

Prepared For Board of Supervisors

10 Issues Identified

10 Issues Incomplete

Christy Fowler

Inframark



Issue 1

Assigned To: Pine Lake
Lake E

Observation:

Trenching and areas of standing water are present along Lake E.

Recommendation:

Pine Lake evaluate and provide cause of standing water and a recommended solution.

Issue 2

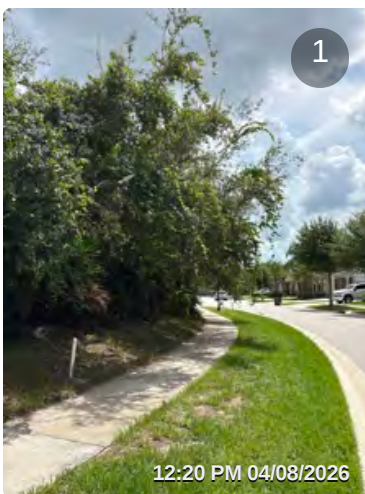
Assigned To: Pine Lake
Tropical Kingbird Way

Observation:

Overhanging vines and tree branches are encroaching onto the sidewalk along Tropical Kingbird Way between Little Blue Heron Drive and Purple Martin Boulevard.

Recommendation:

Provide a timeline for cutback.



Issue 3

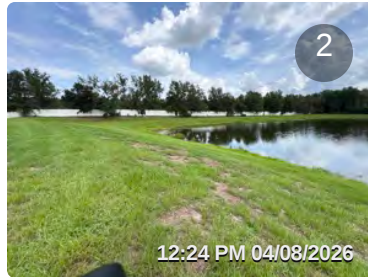
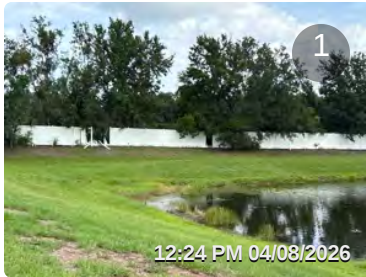
Assigned To: Inframark Maintenance
Lake F

Observation:

Fence panels are down along the north side of Lake F.

Recommendation:

Repair the damaged fence.



Issue 4

Assigned To: Pine Lake

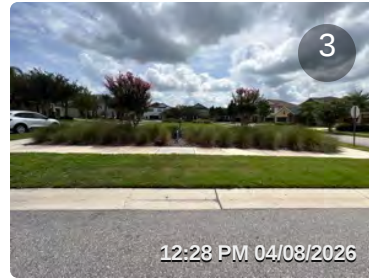
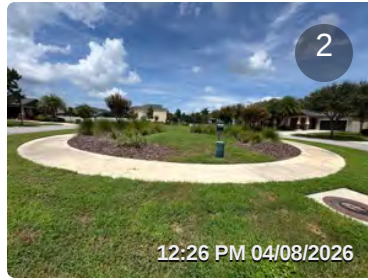
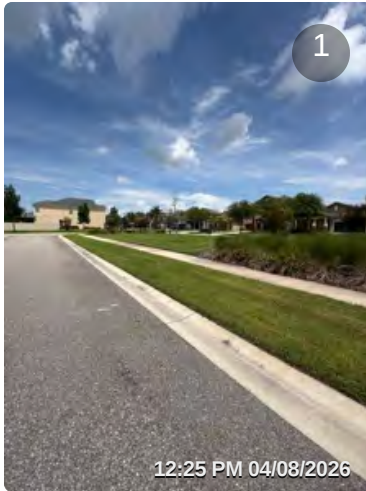
Purple Martin Boulevard & Tropical Kingbird Way Pocket Park

Observation:

A tree within the pocket park is recommended for removal, and the Flax Lily beds require cleanup and detailing.

Recommendation:

Provide a proposal for the tree removal.



Issue 5

Assigned To: Steadfast Aquatics

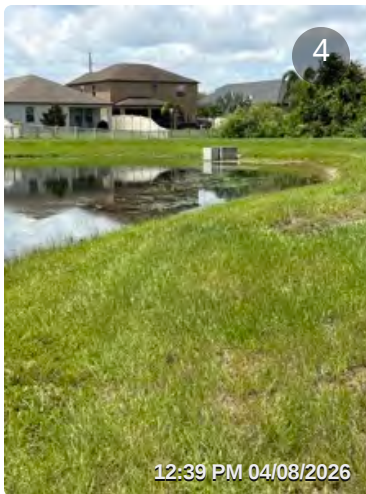
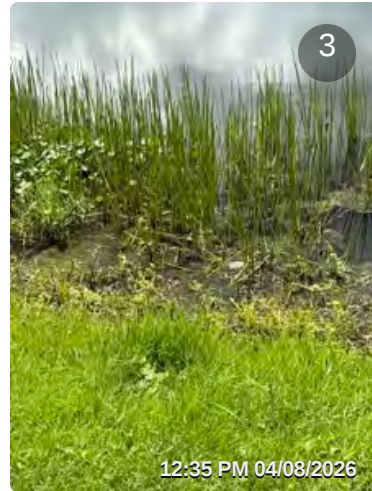
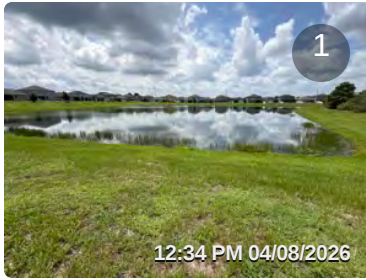
Lake D

Observation:

Invasive vegetation is present along the shoreline of Lake D, along with visible algae.

Recommendation:

Treat the invasive vegetation and algae.



Issue 6

Assigned To: Pine Lake

Purple Martin Boulevard & Painted Bunting Lane

Observation:

The Firebush has been trimmed. Additional string trimming is needed along the fence line.

Recommendation:

Complete string trimming along the fence line.



Issue 7

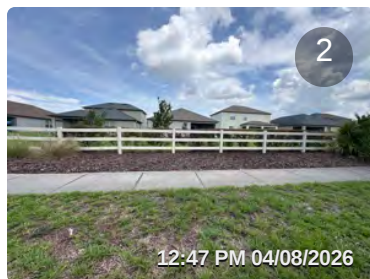
Assigned To: Pine Lake
Main Boulevard

Observation:

Dead Hibiscus plants have been removed, improving the overall appearance of the area. Additional Hibiscus were cut back and are showing signs of recovery.

Recommendation:

Continue monitoring the recovering Hibiscus.



Issue 8

Assigned To: Pine Lake
Main Boulevard Landscape

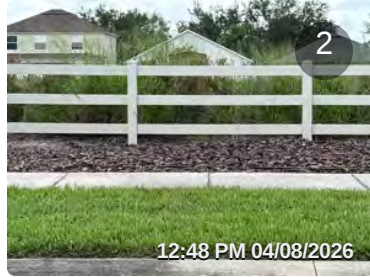
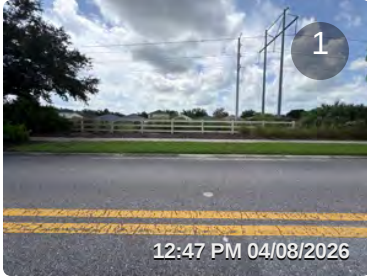
Observation:

Dead Hibiscus have been removed, leaving areas within the landscape beds available for replacement plant material.

Recommendation:

Consider a layered replacement design using Copperleaf with Silver Buttonwood, or

Loropetalum with Silver Buttonwood. Pine Lake to provide estimate once preference is established.



Issue 9

Assigned To: Board/District Manager

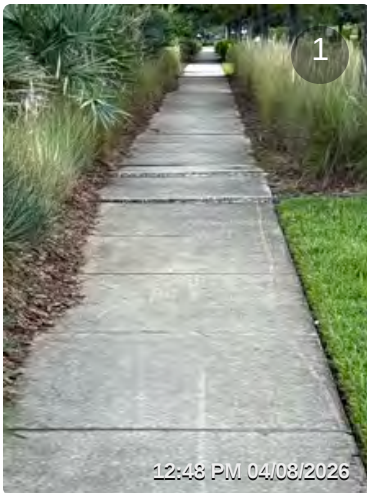
Purple Martin Boulevard Entrance

Observation:

Several sections of sidewalk along the entrance boulevard present potential trip hazards. A case has been submitted to Hillsborough County under Case #CN0677341.

Recommendation:

Continue to monitor the County case for corrective action



Issue 10

Assigned To: Pine Lake

Irrigation

Observation:

An irrigation inspection was in progress during the field inspection.

Recommendation:

Review findings and address identified irrigation needs as applicable.



RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Oaks at Shady Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of August 2026.

ATTEST:

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

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 21, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

The Oaks at Shady Creek Community Development District

District Manager: _____

Date: _____

Printed Name: _____

The Oaks at Shady Creek Community Development District



Proposal #9473

Oaks at Shady Creek CDD- Initial Inspection 8-26

Date 8/5/2026

Customer Alba Sanchez | Inframark | 2005 Pan Am Circle | Tampa, FL 33607

Property Oaks at Shady Creek CDD | 10779 Purple Martin Boulevard | Riverview, FL 33579

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repairs found during the initial irrigation inspection August 2026. Additional repairs may be necessary after wire tracked zones are back online.

Irrigation Repair/Installation

Clock 1

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	\$79.71
Zone 3- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 4- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 5- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 6- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 7- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 8 - Repair Drip Line	4.00	EA	\$34.92
Zone 8 - Repair Broken Pipe (Slip-Fix) 1/2"	2.00	EA	\$142.28
Zone 9 - Repair Drip Line	8.00	EA	\$69.84
Zone 10- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 11- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 12 - Repair Drip Line	8.00	EA	\$69.84
Zone 13 - Repair Drip Line	6.00	EA	\$52.38
Zone 14 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 14 - Replace 6" Spray Head	4.00	EA	\$138.84
Zone 14 - Repair Broken Pipe (Slip-Fix) 1/2"	2.00	EA	\$142.28
Zone 15- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00
Zone 17- Repair Drip Line	6.00	EA	\$52.38
Zone 18- Repair Drip Line	8.00	EA	\$69.84
Zone 20 - Repair Drip Line	10.00	EA	\$87.31
Zone 21 - Replace Spray Nozzle	8.00	EA	\$80.24
Zone 21 - Replace 6" Spray Head	4.00	EA	\$138.84

Zone 22 - Repair Drip Line	12.00	EA	\$104.77
Zone 23- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 24- Irrigation Labor Wire Tracking(Overload Alarm)	2.00	Hr	\$170.00
Zone 25 - Repair Broken Pipe (Slip-Fix) 3/4"	2.00	EA	\$142.28
Zone 25 - Repair Drip Line	5.00	EA	\$43.65
Zone 26 - Repair Drip Line	6.00	EA	\$52.38
Zone 27 - Repair Drip Line	6.00	EA	\$52.38
Zone 28 - Replace Spray Nozzle	23.00	EA	\$230.70
Zone 30 - Repair Drip Line	8.00	EA	\$69.84
Zone 31- Straighten Head	4.00	EA	\$72.56
Zone 31- Relocate Head within 5'	1.00	EA	\$40.00
Zone 33 - Replace Spray Nozzle	4.00	EA	\$40.12
Zone 33 - Replace 6" Spray Head	2.00	EA	\$69.42
Zone 35 - Replace Spray Nozzle	6.00	EA	\$60.18
Zone 35 - Replace 6" Spray Head	4.00	EA	\$138.84
Zone 35 - Repair Broken Pipe (Slip-Fix) 1/2"	1.00	EA	\$71.14
Zone 37 - Repair Drip Line	6.00	EA	\$52.38
Zone 38 - Repair Drip Line	10.00	EA	\$87.31

Clock 1: \$4,266.89

Clock 2

Items	Quantity	Unit	Price
Zone 3- Irrigation Labor Wire Tracking	2.00	Hr	\$170.00

Clock 2: \$170.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00

Fuel Surcharge: \$44.36

PROJECT TOTAL: **\$4,481.25**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By _____
Garrett Macgregor
 Date 8/5/2026
Pine Lake Services, LLC

By _____
Alba Sanchez
 Date _____
Inframark

**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, July 17, 2026, at 10:00 a.m. at the Purple Martin Clubhouse located at 10779 Purple Martin Boulevard, Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Christy Fowler	Field Inspection Coordinator

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ms. Lush, seconded by Ms. Rothstein, with all in favor, the agenda was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Adoption of the Fiscal Year
2027 Proposed Budget**

A. Open the Public Hearing on the Fiscal Year 2027 Budget

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the public hearing was opened at 10:02 a.m.

B. Presentation of the Fiscal Year 2027 Approved Tentative Budget

The Fiscal Year 2027 budget was presented. There was no audience present.

C. Close the Public Hearing

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the public hearing was closed at 10:03 a.m.

D. Consideration of Resolution 2026-05, Adopting the Fiscal Year 2027 Budget

On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor, Resolution 2026-05, Adopting a Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; and Providing an Effective Date was adopted.

E. Consideration of Resolution 2026-06, Levying of O&M Assessments

On MOTION by Ms. Rothstein, seconded by Ms. Lush, with all in favor, Resolution 2026-06, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of all District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date was adopted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

No report.

July 17, 2026 Meeting

The Oaks at Shady Creek CDD

C. Field Inspection Report

Ms. Fowler presented a high-level overview of the landscape and pond conditions. A more detailed report will be provided next month with the new landscape vendor in place.

D. District Manager

No report.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Advanced Aquatic Waterway Maintenance Agreement

The Board requested to remove the Advanced Aquatic proposal from the agenda. This will be reconsidered next year.

B. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Bentley, seconded by Ms. LeBeau-Elrod, with all in favor, Resolution 2026-07, Adopting the Fiscal Year 2027 Meeting Schedule, was adopted as presented.

C. General Matters of the District

General matters were discussed.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of the Minutes of the Regular Meeting held on June 19, 2026

On MOTION by Ms. Rothstein, seconded by Ms. LeBeau-Elrod, with all in favor, the Minutes from the Regular Meeting held on June 19, 2026, were approved as presented.

B. Consideration of Operation and Maintenance Expenditures for June 2026

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

C. Approval of the Check Register for June 2026

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

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Bentley requested that the engineer provide an update on the status of the deed-back of the sliver of land.

July 17, 2026 Meeting

The Oaks at Shady Creek CDD

95 **NINTH ORDER OF BUSINESS**

Adjournment

96 There being no further business,

97

On MOTION by Mr. Bentley, seconded by Ms. Rothstein, with all in favor, the meeting was adjourned at 11:15 a.m.

98

99

100

101 _____
Alba Sanchez

102 Secretary/Assistant Secretary

Robin Lush

Chairperson/ Chairperson

THE OAKS AT SHADY CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	7/6/2026	183754	\$3,012.75			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	7/6/2026	183754	\$125.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	7/6/2026	183754	\$350.00	\$3,487.75	\$3,487.75	MANAGEMENT FEE
PINE LAKE SERVICES LLC	7/8/2026	10489	\$3,969.00			landscape
STEADFAST ALLIANCE	7/1/2026	SA-25293	\$290.00			SERVICE
STEADFAST ALLIANCE	8/1/2026	SA-26543	\$290.00		\$580.00	SERVICE
STRALEY ROBIN VERICKER	7/21/2026	28786	\$340.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$8,376.75			
Utilities						
BOCC	7/20/2026	072026-9919-ACH	\$189.18			BILL PRD 9/16-10/16/24
Utilities Subtotal			\$189.18			
Regular Services						
ADP INC	7/3/2026	070326-1870-ACH	\$20.40			legal
APEX COMPANIES LLC	7/22/2026	9966	\$200.00			engineer
INFRAMARK LLC	7/21/2026	1169237	\$175.00			MANAGEMENT FEE APRIL 2024
Regular Services Subtotal			\$395.40			
Additional Services						
THE OAKS AT SHADY CREEK CDD	7/2/2026	07022026-777	\$1,261.75			SERIES 2015 FY26 TAX DIST ID 777
Additional Services Subtotal			\$1,261.75			
TOTAL						
			\$10,223.08			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

183754

CUSTOMER ID

C2315

PO#**DATE**

7/6/2026

NET TERMS

Due On Receipt

DUE DATE

7/6/2026

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,012.75		3,012.75
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
Subtotal					3,487.75

Subtotal	\$3,487.75
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Tax	\$0.00
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Total Due	\$3,487.75
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/08/26	10489
Terms	Due Date
Net 30	08/07/26

BILL TO
Alba Sanchez Inframark 2005 Pan Am Circle Tampa, FL 33607

PROPERTY
Oaks at Shady Creek CDD 10779 Purple Martin Boulevard Riverview, FL 33579

Amount Due	Enclosed
\$3,969.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#9082 - Oaks at Shady Creek CDD - July 26 Service July 2026		\$3,969.00	\$0.00	\$3,969.00
	Total		\$3,969.00	\$0.00	\$3,969.00



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Agenda Page 28

Invoice

Date	Invoice #
7/1/2026	SA-25293

Please make all Checks payable to:
Steadfast Alliance

Bill To

The Oaks at Shady Creek CDD
c/o Inframark, LLC
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, FL 33579

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1027 The Oaks at Shady Creek CDD Aqu...
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Agenda Page 29

Invoice

Date	Invoice #
8/1/2026	SA-26543

Please make all Checks payable to:
Steadfast Alliance

Bill To

The Oaks at Shady Creek CDD
c/o Inframark, LLC
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Ship To

SE1027
10779 Purple Martin Blvd
Riverview, FL 33579

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
Recurring				Net 30	SE1027 The Oaks at Shady Creek CDD Aqu...
Quantity	Description		Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		290.00		290.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$290.00
Payments/Credits	\$0.00
Balance Due	\$290.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
THE OAKS AT SHADY CREEK CDD	7015729919	07/20/2026	08/10/2026

Service Address: 14099 TROPICAL KINGBIRD WAY

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53984411	06/16/2026	47068	07/17/2026	47293	22500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$67.95
Water Base Charge	\$89.49
Water Usage Charge	\$25.20

Summary of Account Charges

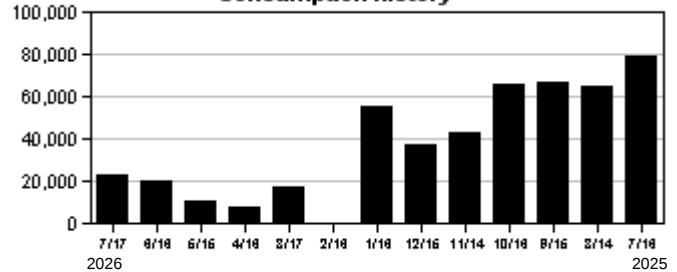
Previous Balance	\$178.01
Net Payments - Thank You	\$-178.01
Total Account Charges	\$189.18

AMOUNT DUE	\$189.18
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Notice

*DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7015729919



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



THE OAKS AT SHADY CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

1,964 0

DUE DATE

08/10/2026

**Auto Pay Scheduled
DO NOT PAY**



0070157299192 00000189183



ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272



Inquiries

For Product/Service inquiries, please contact your Client Service Team.

ADVICE OF DEBIT

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 725228977
Advice of Debit Date : 07/03/2026
Advice of Debit Due Date : 07/10/2026
Total Debited This Invoice : \$20.40

0006771 01 MB 0.672 01 TR 00028 R2BDDC11 000000



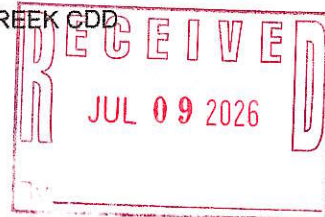
GREGORY SARKISSIAN

THE OAKS AT SHADY CREEK CDD

2005 PAN AM CIR

STE 300

TAMPA, FL 33607-6008



CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-KJZ

Processing Charges for
Period Ending Date: 06/16/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes:					
Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-KJZ

\$20.40

Total Debited

\$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXXX3422 on 07/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Invoice

**Apex Companies, LLC, by and through its wholly
owned subsidiary "Johnson Engineering, LLC."
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073**



Alba Sanchez
Oaks at Shady Creek Community Development
District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice Date: July 22, 2026
Project No: 20203281-000
Invoice No: 9966

Additional Information:

Contract No:	Facility:
Proposal No:	GSA Sin No:
Project Manager: Charles R. Reed	Store/Unit No:

Project	20203281-000	Oaks at Shady Creek CDD
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Professional Services from June 13, 2026 to July 10, 2026

Task	1.0	Engineering Services
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Professional Personnel

		Hours	Rate	Amount	
Administrative 1					
Leonard, Carrie	6/23/2026	.50	60.00	30.00	
Project assistance.					
Professional 6					
Reed, Charles	6/16/2026	1.00	170.00	170.00	
Oaks at Shady Creek / Coordination with SWFWMD					
Totals		1.50		200.00	
Total Labor					200.00
			Total this Task		\$200.00
			Total this Invoice		\$200.00

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of
agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

Outstanding Invoices

Number	Date	Balance
9664	6/23/2026	1,835.00
Total		1,835.00

Billings to Date

	Current	Prior	Total
Labor	200.00	10,913.75	11,113.75
Totals	200.00	10,913.75	11,113.75

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
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Invoice Number	1169237
Invoice Date	7/21/2026
Due Date	8/20/2026

To: The Oaks at Shady Creek CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$175.00

Please Pay This Amount

Subtotal	\$175.00
Sales Tax	\$0.00
Total	\$175.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

21 Jul 2026 01:21:44PM CST

DISTRICT : THE OAKS AT SHADY CREEK CDD

Go Green! Think before you print.

INVOICE NO. 1169237 - DETAIL

INVOICE DATE: 7/21/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	7/15/2026	4623155	OSCCDD District Area	General Porter Service; Dog Waste Stations-July 2026	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				BWO Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	
				Invoice Total	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	

THE OAKS AT SHADY CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 7/2/2026
Check Amount \$1,261.75
Payable To The Oaks at Shady Creek CDD
Check Description Series 2015 - FY 26 Tax Dist. ID Dist 777
(5/30/26 tax sale)

Special Instructions: Mail check with US Bank letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Sonia Rowley
Authorization

DM	<u>Alba Sanchez</u>		
Fund	<u>203</u>		
G/L	<u>103200</u>		
Object Code			
Chk	#	Date	

THE OAKS AT SHADY CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, Florida 33607
Office (813) 873-7300 ♦ Fax (813) 873-7070

July 2, 2026

Wells Fargo Bank – CTS Payment Processing (Computershare)
Lockbox Services 856470
1801 Parkview Dr, 1st Floor
Shoreview, MN 55126

Re: Debt Service Checks for Deposit

To whom it may concern:

The Oaks at Shady Creek Community Development District is requesting the enclosed checks deposited into our Series 2015, account as follows:

Series 2015 Revenue account # 84127000 in the amount of \$1,261.75.

If you have any questions, please do not hesitate to contact me directly at
Sonia.rowley@inframark.com.

Sincerely,

Sonia Rowley

Accountant III

THE OAKS AT SHADY CREEK
Community Development District

Payment Register by Bank Account

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
TRUIST BANK - (ACCT# XXXXX3422)									
Check	021634	07/06/26	Vendor	THE OAKS AT SHADY CREEK CDD	07022026-777	SERIES 2015 FY26 TAX DIST ID 777	Cash in Transit	103200	\$1,261.75
Manual Che	100136	07/01/26	Vendor	APEX COMPANIES LLC	9664	engineer services June 2026	engineer	001-531147-51301	\$1,835.00
Manual Che	100137	07/01/26	Vendor	INFRAMARK LLC	182452	one agenda package printed and mailed	MAY26 AGENDA PKG & COPIES	001-541024-51301	\$16.56
Manual Che	100138	07/07/26	Vendor	STEADFAST ALLIANCE	SA-25293	Routine Maint Aquatic July 2026	SERVICE	001-531085-53908	\$290.00
Manual Che	100139	07/23/26	Vendor	PINE LAKE SERVICES LLC	10489	Landscape contract July 2026	landscape	001-546300-53908	\$3,969.00
Manual Che	100140	07/23/26	Vendor	INFRAMARK LLC	183754	July 2026 Management FEE	MANAGEMENT FEE APRIL 2024	001-531150-51301	\$3,012.75
Manual Che	100140	07/23/26	Vendor	INFRAMARK LLC	183754	July 2026 Management FEE	MANAGEMENT FEE APRIL 2024	001-549936-51301	\$125.00
Manual Che	100140	07/23/26	Vendor	INFRAMARK LLC	183754	July 2026 Management FEE	MANAGEMENT FEE	001-549936-51301	\$350.00
Manual Che	100141	07/27/26	Vendor	STRALEY ROBIN VERICKER	28786	legal services June 2026	PROFESSIONAL SERVICES	001-531146-51301	\$340.00
Manual Che	100142	07/27/26	Vendor	INFRAMARK LLC	1169237	porter service July 2026	MANAGEMENT FEE APRIL 2024	001-546036-53908	\$175.00
Manual Che	100143	07/29/26	Vendor	APEX COMPANIES LLC	9966	Engineer Services June 2026	engineer	001-531147-51301	\$200.00
Manual Che	300077	07/09/26	Vendor	ADP INC	070326-1870-ACH	ADP July 2026	legal	001-549405-51301	\$20.40
Manual Che	300078	07/23/26	Vendor	BOCC	072026-9919-ACH	water sewage July 2026	BILL PRD 9/16-10/16/24	001-543018-53100	\$189.18
Account Total									\$11,784.64

Total Amount Paid	\$11,784.64
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