

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, October 16, 2026, at 10:00 a.m.

The Regular Meeting of The Oaks at Shady Creek Community Development District will be held on Friday, October 16, 2026, at 10:00 a.m. at the Purple Martin 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: 266 251 667 238 67

Passcode: R8QJ2u8B

Dial-In by Phone: 1-314-798-1835

Phone Conference ID: 451 596 405#

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. Landscape

- i. Consideration of Pine Lake Proposal #9855 – Sod Replacement Enhancement Proposal

E. District Manager

- i. Motion to Transfer Funds from Truist Bank to Valley Bank to Avoid High Banking Fees
- ii. Consideration of Fiscal Year 2026 Completed Performance Measures/Standards and Annual Reporting From

5. BUSINESS ITEMS

- A. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of the Minutes of the Regular Meeting held on September 18, 2026
- B. Consideration of the Check Register and Operations & Maintenance Expenditures for September 2026
- C. Review of Cash Flow Projection and Financial Snapshot

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Friday, November 20, 2026, at 10:00 a.m.