

**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.

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.

95 **NINTH ORDER OF BUSINESS**

Adjournment

96 There being no further business,

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

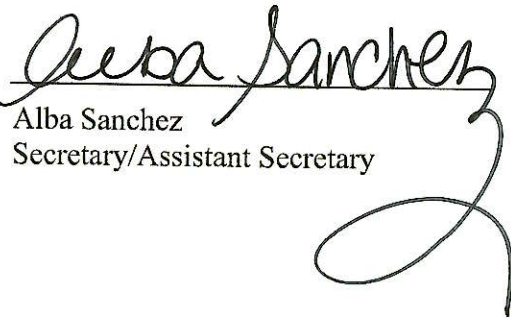
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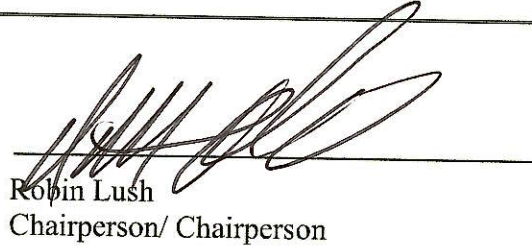
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Alba Sanchez
Secretary/Assistant Secretary


Robin Lush
Chairperson/ Chairperson