

**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, August 21, 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
Amy Brown	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
Epi Carvajal	Pine Lake Landscaping Representative

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.
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THIRD ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

August 21, 2026 Meeting

The Oaks at Shady Creek CDD

B. District Engineer

Ms. Snachez read into the record a voicemail received from Apex Engineering that the deed back land is still pending and there are no new items to report.

C. Field Inspection Report

Ms. Fowler read the Field Inspection report into the record, providing a high-level overview of the landscaping and pond conditions throughout the community.

D. District Manager

Ms. Sanchez discussed the use of the common areas by the community and potential liability considerations associated with such use.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027**

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, Resolution 2026-08, Adopting Goals and Objectives for Fiscal Year 2027, was adopted.

B. Consideration of Pine Lake Proposal #9473 – Irrigation Repairs

This item has been tabled until Ms. Fowler has an opportunity to review.

On MOTION by Mr. Bentley, seconded by Ms. Brown, with all in favor, the tree removal in the Pocket Park in the amount of \$300 was approved.

C. Motion to Request Counsel to Draft a Formal Request for Using the Common Area for Community Events

On MOTION by Ms. Lush, seconded by Ms. LeBeau-Elrod, with all in favor, the Board authorized District Counsel to prepare a formal process for residents requesting use of the CDD common areas to host gatherings or events. The proposed process should state that the CDD area has a hold harmless agreement if someone gets injured. The Board discussed concerns including bounce houses, the use of electrical extension cords from nearby residences, speakers and other event related equipment. The intent is to establish a formal notice with appropriate liability protections for the District.

D. General Matters of the District

General matters were discussed.

August 21, 2026 Meeting

The Oaks at Shady Creek CDD

SIXTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of the Minutes of the Regular Meeting held on July 17, 2026

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the Minutes from the Regular Meeting held on July 17, 2026, were approved as presented.

B. Consideration of Operation and Maintenance Expenditures for July 2026

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the O&M Expenditures for July 2026 were approved.

C. Approval of the Check Register for July 2026

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the Check Register for July 2026 was approved.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Ms. Lush requested management contact Tampa Illuminations to request a proposal for the holiday lights.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Rothstein, seconded by Mr. Bentley, with all in favor, the meeting was adjourned at 11:10 a.m.

Signed by:

alba sanchez

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Alba Sanchez
Secretary/Assistant Secretary

Signed by:

[Signature]

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Robin Lush
Chairperson/ Chairperson