

**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, September 18, 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 (via Teams)
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. Brown, seconded by Mr. Bentley, 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

Staff Reports

A. District Counsel

No report.

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B. District Engineer

No 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. She explained that the pond conditions should remain a focus and will continue to speak with Steadfast.

D. District Manager

Ms. Sanchez discussed the upcoming Fiscal Year 2027 Meeting Schedule and reviewed the purpose and protocols for conducting workshops.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Pine Lake Proposal #9473 – Irrigation Repairs**

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, Pine Lake Proposal #9743 for irrigation repairs in the amount of \$4,481.25 was approved.

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, a walk-on Pine Lake Proposal for the annual flower beds fall color installation, including potting soil, was approved in the amount of \$1,160, to be completed following the irrigation repairs.

B. Consideration of Tampa Illuminations Proposal for Holiday Lights

On MOTION by Ms. Brown, seconded by Ms. Lush, with all in favor, Tampa Illuminations' proposal for permanent Bluetooth lighting at both entrance pillars in the amount of \$6,650.00 was approved.

On MOTION by Ms. Lush, seconded by Mr. Bentley, with all in favor, to request permanent Bluetooth LED lights from the vendor for Center Island, not to exceed \$5,000.

SIXTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of the Minutes of the Regular Meeting held on August 21, 2026**

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, the Minutes from the Regular Meeting held on August 21, 2026, were approved as presented.

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B. Consideration of the Check Register and Operation and Maintenance Expenditures for August 2026

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, the Check Register and O&M Expenditures for August 2026 were approved.

C. Cash Flow Analysis as of August 17, 2026

On MOTION by Ms. Lush, seconded by Ms. Brown, with all in favor, the Cash Flow Analysis as of August 17, 2026, was accepted.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

None.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bentley, seconded by Ms. Lush, with all in favor, the meeting was adjourned at 11:28 a.m.

Signed by:

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Alba Sanchez
Secretary/Assistant Secretary

Signed by:

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Robin Lush
Chairperson/ Chairperson