

**MINUTES OF MEETING
SCENIC TERRACE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Scenic Terrace South Community Development District was held Wednesday, **December 15, 2021** at 2:30 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Chairperson
Patrick Marone	Vice Chairman
Justin Frye	Assistant Secretary
Patricia Brewer-Hudson	Assistant Secretary
Christine Aviles	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	KE Law Group
Rey Malave <i>via Zoom</i>	Dewberry
Margie Lloyd <i>via Zoom</i>	Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 17, 2021 Landowners' Meeting and Board of Supervisors Meeting

Ms. Burns asked for any comments, corrections, or changes to the November 17, 2021 Landowners' meeting and Board of Supervisors meeting minutes. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Ms. Aviles, with all in favor, the Minutes of the November 17, 2021 Landowners' Meeting and Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2021-2022 Budget

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Public Hearing was opened.

Ms. Burns noted that this public hearing was advertised in the paper along with a mailed notice to all the landowners.

i. Consideration of Resolution 2022-37 Adoption of the District's Fiscal Year 2021-2022 Budget and Appropriating Funds

Ms. Burns stated that the budget had not changed since the Board last saw it at their prior meeting. It included administrative expenses for the upcoming year and that they do not anticipate field expenses at this time. Ms. Burns stated that the total amount was \$133,610. She stated that this would be funded as expenses are incurred.

On MOTION by Ms. Brewer-Hudson, seconded by Ms. Aviles, with all in favor, Resolution 2022-37 Adoption of the District's Fiscal Year 2021-2022 Budget and Appropriating Funds, was approved.

On MOTION by Ms. Brewer-Hudson, seconded by Mr. Marone, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Notice of Special Assessments

Ms. Burns stated that this would be recorded in the public records so there is a notice of the lien on the property. She stated that they are looking for a motion to approve counsel to record.

On MOTION by Mr. Marone, seconded by Ms. Aviles, with all in favor, the Notice of Special Assessments and Authorizing Counsel to Record, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that this agreement was administrative for GMS and Polk County with the agreement stating that they will not disclose exempt parcels to the public.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that this is an annual contract that is required. The Polk County Property Appraiser sends a listing of all of the parcels in the District which are then used to put together a tax roll.

On MOTION by Ms. Brewer-Hudson, seconded by Mr. Marone, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that the validation hearing is set for January 3rd, 2021 at 11:15 a.m.

B. Engineer

Mr. Malave did not have anything to present to the Board but offered to answer any questions.

C. District Manager’s Report

Ms. Burns did not have anything further to report.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Schwenk, seconded by Ms. Aviles, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman