

**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, **February 16, 2022** at 2:46 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Patrick Marone
Justin Frye
Patricia Brewer-Hudson

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *via Zoom*
Rey Malave *via Zoom*
Margie Lloyd *via Zoom*
Heather Wertz *via Zoom*
Rennie Heath

District Manager, GMS
KE Law Group
Dewberry
Dewberry
Absolute Engineering
Appointed as Supervisor

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four 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

Organizational Matters

A. Acceptance of Resignation from Christine Aviles

Ms. Burns noted a letter of resignation was received from Ms. Aviles.

On MOTION by Mr. Frye, seconded by Ms. Schwenk, with all in favor, Acceptance of the Resignation Letter from Ms. Aviles, was approved.
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B. Appointment to Fill the Vacant Board Seat

Ms. Burns asked if the Board had a recommendation to fill the vacant Board seat. The Board recommended Mr. Heath for the vacant seat.

On MOTION by Mr. Frye, seconded by Mr. Marone, with all in favor, the Appointment to Fill the Vacant Board Seat with Rennie Heath, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns noted the Board appointed Mr. Rennie Heath to the vacant seat and she performed the oath of office to Mr. Heath.

D. Consideration of Resolution 2022-38 Appointing Assistant Secretary

Ms. Burns stated Mr. Heath would be appointed as Assistant Secretary.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Appointment of Mr. Rennie Heath as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2021 Board of Supervisors Meeting

Ms. Burns asked for any comments, corrections, or changes to the December 15, 2021 Board of Supervisors meeting minutes. The Board had no changes.

On MOTION by Mr. Frye, seconded by Ms. Schwenk, with all in favor, the Minutes of the December 15, 2021 Board of Supervisor’s Meeting, were approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Assessment Methodology

Ms. Burns presented the Supplemental Assessment Methodology. She noted this report supplements the Master report dated October 13, 2021 and allocated debt to the properties based on the special benefits that each receive from the Capital Improvement Program. She reviewed the tables. She noted a total of 744 units with 2 product types of single family 40’ lots and single

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family 50' lots. The 40' has a ERU of 1 and the 50' lot has an ERU of 1.25. The total cost estimate is \$32,825,460 as noted in the Master Engineer's report. The estimated bond sizing is \$18,655,000. The par debt per unit will be \$25,075. The net assessment is \$1,450. The preliminary assessment roll allocates debt by acre to each parcel. There is a total of 205.56 acres.

Ms. Burns confirmed that the methodology was consistent with the Master Assessment Methodology. Ms. Burns confirmed that the benefits were still greater than the burden placed on the lot size. Ms. Burns also noted the special assessments are still fairly and reasonably apportioned across product types. Ms. Burns added that they will confirm and update the last parcel listed.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Supplemental Assessment Methodology, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-39 Delegation Resolution

Ms. Bligh presented Resolution 2022-39 Delegation Resolution. She noted this was contemplated when the Board adopted the resolution in October 2021, authorizing up to \$42,000,000 in bonds. The resolution contains exhibits to sell one series of bonds in the not to exceed amount of \$21,000,000. The primary purpose is to provide funds to pay all of their portion of the Series 2022 project. She reviewed the 4 forms attached to the resolution. She pointed out the District does not have to do a public offering of bonds and the parameters for the bonds are listed. The interest rate shall not exceed an average net interest cost rate. The aggregate principal amount shall not exceed \$21,000,000. The series bonds shall have a final maturity not later than the max term allowed by Florida law. The price at which the Series 2022 bonds shall be sold to the underwriter shall not be less than 98% of aggregate face amount.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Resolution 2022-39 Delegation Resolution, was approved.

SEVENTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for the Phase 1 & 2 Construction Project

Ms. Wertz reviewed the bids for Phase 1 & 2 and the 4 received bids back. Phase 1 is 434 lots and 4 bidders bid on both projects. After complete review she added that the overall bid

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ranking for Phase 1 was #1 with 97.25 points Jr. Davis. Overall ranking #2 was Tucker Paving at 97, #3 was QGS at 96.75, and Kearney 34 at 96 points. She recommended the Board award the bid to Jr. Davis for the Phase 1 project. Ms. Wertz reviewed the rankings for Phase 2. Overall, the rankings were #1 Tucker at 98.75 points, #2 Kearney at 97.5 points, #3 QGS with 96.25 points, and #4 was Jr. Davis with 94.25 points. She recommended the Board select Tucker for Phase 2.

The legal questions were answered that all bidders were responsive to the bid packages and all bidders are financially responsible bidders. There was some discussion about the split bid versus a combined bid. Mr. Heath asked if they had to award the bids based on the rankings. Mr. Van Wyk replied they did, but adjustments could be made based on how they wanted to do the bid. After discussion the Board selected Jr. Davis for Phase 1 and Tucker Paving for Phase 2. Ms. Burns noted they would send notice of award to the bidders.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, to Accept the Ranking of Proposals Received for Phase 1 & 2 Construction Project and Award to Jr. Davis for Phase 1 and Tucker Paving for Phase 2, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of RFP for Phase 3 (Added)

Ms. Burns noted this was added to the agenda and the copy of the RFP and the evaluation criteria was provided to the Board. She added this RFP packet would be available for pickup on March 1, 2022, the questions would be due back by March 18, 2022, and the due date would be April 1, 2022.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, Authorizing Staff to Issue the RFP for Phase 3 and Approving the Evaluation Criteria, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated he had nothing further to report.

B. Engineer

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

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C. District Manager’s Report

- i. Approval of Funding Request #2**
- ii. Balance Sheet & Income Statement**

Ms. Burns reviewed the funding request. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, Funding Request #2, was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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 Mr. Heath, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

Jill Burns

 Secretary/Assistant Secretary

Laven O. Schenk

 Chairman/Vice Chairman