

**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, **October 18, 2023** at 1:47 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Patricia Hudson	Assistant Secretary
Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

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 at this time or via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 16, 2023
Board of Supervisors Meetings**

Ms. Burns presented the minutes from the August 16, 2023 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, the Minutes of the August 16, 2023 Board of Supervisors Meeting, were approved.
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August 16, 2023

Scenic Terrace South CDD

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Supplemental Assessment Resolution
(Series 2023 Bonds)**

Ms. Burns presented the resolution to the Board and stated that it was included in the agenda package for review. It outlines the terms for the bond closing that is scheduled for the upcoming Friday. This also adopts the final supplemental assessment methodology. She noted that the only change to that report is the update for final pricing.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2024-01 Supplemental Assessment Resolution (Series 2023 Bonds), was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Assignment of
Construction Contract Agreement for Phase
4**

Ms. Burns noted that the contract from Jr. Davis that is being signed over from the developer to the CDD. Ms. Hammock added that this is a standard assignment package, and the Board should be familiar with the format. She offered to answer any questions. Hearing none, there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Assignment of Construction Contract Agreement for Phase 4, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further for the Board and offered to answer any questions. Hearing none, the next item followed.

B. Engineer

**i. Consideration of Work Authorization 2024-01 to Provide District Engineering
Services from Dewberry**

Ms. Burns presented the work authorization for engineering services for the Fiscal Year.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, Work Authorization 2024-01 to Provide District Engineering Services from Dewberry, was approved.

August 16, 2023

Scenic Terrace South CDD

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register that was included in the agenda package for the Board to review for totaling \$944,149.83. She offered to answer any questions for the Board. Hearing none, there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, the Check Register totaling \$944,149.83, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated financial packets were included in the package for review. No action is necessary from the Board.

EIGHTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINETEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWENTIETH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Hudson, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Rennie Heath

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Chairman/Vice Chairman