

**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 20, 2023** at 1:45 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVV Law
Savannah Hancock	District Counsel, KVV Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Clayton Smith <i>by Zoom</i>	Field Operations, GMS
Joel Blanco	Field Operations, GMS

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 nor via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #1, Seat #2, and Seat #5)

Ms. Burns administered the oath of office to Daniel and Pat.

B. Consideration of Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the results of the landowner's election held on November 7th is filled in, in the resolution.

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On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2024-03 Electing Officers

Ms. Burns stated after the landowner's election, a slate of officers is reelected. Previously Rennie was Chair, Lauren was Vice Chair and the other three supervisors were Assistant Secretaries along with George Flint and Jill Burns Secretary. She asked if the Board would like to keep that the same.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 18, 2023 Board of Supervisors Meeting and November 7, 2023 Landowners' Election

Ms. Burns presented the minutes from the October 18, 2023 Board of Supervisors meeting and the November 7, 2023 Landowners' Election. She asked for any questions, comments, or corrections. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Minutes of the October 18, 2023 Board of Supervisors Meeting and November 7, 2023 Landowners' Election, were approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Quote for Amenity Playground Equipment from ProPlaygrounds

Ms. Burns stated the quote from ProPlaygrounds is \$120,464.12. She stated they were looking to get the payment by mid-January. Once this is installed on site, the CDD will add insurance for it.

On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, the Quote for Amenity Playground Equipment from ProPlaygrounds, was approved.

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SIXTH ORDER OF BUSINESS

Presentation and Approval of Quote for Amenity Pool Furniture from Patio 2000, Inc.

Ms. Burns noted the quote for the patio furniture from Patio 2000 Inc. is \$14,122.36.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Quote for Amenity Pool Furniture from Patio 2000, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Equipment Lease/Purchase Agreement for Playground Equipment & Pool Furniture

Ms. Burns noted they will provide the cost for this up front and the District will lease and ultimately own this at the end so the cost is spread across five years rather than all up front. This would be an agreement with H&B Property, LLC that would be providing the funds, totaling about \$134,000 for both of these items. Ms. Hudson asked at the end of the term if the CDD owns the playground equipment. Ms. Burns stated yes, we are basically financing an agreement over five years at 14% interest. The CDD would be responsible for the maintenance/repair of the equipment and furniture. She noted the monthly payment on this over five years is \$3,131.60 with the first payment starting in February. The total for this fiscal year is \$28,184 and the budget line item was \$50,000 on this.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Consideration of Equipment Lease/Purchase Agreement for Playground Equipment & Pool Furniture, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Ratifying the Series 2023 Bonds

Ms. Burns stated the District closed on the Series 2023 Bonds on November 29th. This resolution ratifies, confirms, and approves all of the actions taken by District officers and staff related to the issuance of that Series of Bonds.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, Resolution 2024-04 Ratifying the Series 2023 Bonds, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

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Ms. Burns stated this will be recorded so that there is a notice to property owners on what the District has funded with the bond issuance and what is included for this assessment area.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Disclosure of Public Financing, was approved.

TENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report from AMTEC or Series 2022 Bonds

Ms. Burns noted this is for the bond issuance from last year for the first series of bonds. Under internal revenue code, the District has to demonstrate that they do not earn more interest on the bonds than they pay. This report is required annually under the Trust Indenture for the bonds. There is another report for Series 2023 as well. On page 4, the net rebate arbitrage amount is negative.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Arbitrage Rebate Report from AMTEC or Series 2022 Bonds, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is an annual renewal of an existing agreement that the property appraiser requires each year.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

TWELFTH ORDER OF BUSINESS

Ratification of EMMA Filing Assistance Software as a Service License Agreement

Ms. Burns noted this is the software that Jon Kessler talked about that the District will be using for the newest series of bonds related to the required dissemination report. It has already been signed as part of the closing documents so just looking for a motion to ratify.

On MOTION by Ms. Hudson, seconded by Ms. Schwenk, with all in favor, the EMMA Filing Assistance Software as a Service License Agreement, was ratified.

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THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Van Wyk stated nothing to report unless there are any questions.

B. Engineer

Mr. Malave stated nothing to report unless there are any questions.

C. Field Manager's Report

Mr. Blanco introduced himself as new field manager working with Clayton Smith. He noted they have been reviewing the front entrance and common area landscaping. Various myrtles, southern oaks, magnolias have been planted on the frontage and common areas of Phase 1 and appear healthy. Well systems and irrigation equipment have also been reviewed and appear to be in working order. Landscaping at the ponds appear to be maintained. Pond reviews have been done including the dry ponds, the outlets appear to be in great shape. Ms. Hudson asked if it anticipated that dry ponds would hold water at some point or should there never be water in those. He stated they are retention ponds so in the dry season they will not be filled up with water as that would mostly be in the wetter parts of season such as March and April or summertime. They help with the drainage system retaining the water from runoff from the homes. Ms. Burns stated landscape will be reviewed until everything is ready to go on the contract then they will bring some landscaping proposals back to the Board.

D. 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 from October 1st through October 31st totaling \$30,169.49. She offered to answer any questions from the Board. Hearing none.

On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, the Check Register, was approved.
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ii. Balance Sheet & Income Statement

Ms. Burns stated financial packets were included in the package for review. There are through the month of October which is the first month of the fiscal year so this one is collecting on the tax bill for the upcoming year. No action is necessary from the Board.

iii. Ratification of Change Order #12 (Revised) from Jr. Davis Construction

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Ms. Burns stated this has already been approved and just needs to be ratified.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Change Order #12 (Revised) from Jr. Davis Construction, was ratified.

FOURTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Rennie Heath

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Chairman/Vice Chairman