

**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, **June 19, 2024** at 1:45 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk  
Patricia Hudson  
Chuck Cavaretta  
Daniel Arnette *joined late*

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Savannah Hancock  
Rey Malave *by Zoom*  
Lisa Kelley *by Zoom*  
Joel Blanco *by Zoom*  
Andrea *by Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry  
District Engineer, Dewberry  
Field Operations, GMS  
Taylor Morrison

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:50 p.m. and called the roll. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there were no members of the public present nor joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 17, 2024  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 17, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections. Hearing no changes, she asked for a motion of approval.

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On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, the Minutes of the April 17, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Bonds**

Ms. Burns stated this report is required under the Trust Indenture for the District to demonstrate they do not earn more interest than they pay on the bonds. There is a negative arbitrage rebate amount.

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock reminded the Board to file Form-1.

**B. Engineer**

Mr. Malave had nothing to report.

**C. Field Manager's Report**

**i. Consideration of Proposal for Janitorial Maintenance Services from CSS**

Mr. Blanco presented a proposal from CSS for janitorial services including three times a week at \$500 per month as well as picking up the playground area on Phase 1 side for \$50 per month. Pricing for any added trash cans that would be picked up twice a week at \$50 per container. Ms. Burns noted it would be \$550 right now then if trash cans are put at the playground or the mailboxes, those would be \$50 to be emptied twice a week.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Proposal for Janitorial Maintenance Services from CSS for \$550 per Month for Playground & Amenity, was approved.

**ii. Consideration of Proposals for Pool Maintenance Services**

**a) Arinton**

**b) Resort Pool Services**

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Mr. Blanco presented the proposal from Resort Pool Services at \$2,500 per month and Arinton came back at \$2,800 per month. Both are identical three days a week services with pretty much the same scope of work.

On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, the Proposal from Resort Pools for Pool Maintenance Services, was approved.

**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 April 1<sup>st</sup> through April 30<sup>th</sup> totaling \$1,478,334.21 and most of that is construction fund checks.

On MOTION by Mr. Cavaretta, seconded by Ms. Hudson, with all in favor, the Check Register totaling \$1,478,334.21, was approved.

*\*Daniel Arnette joined the meeting at this time.*

**ii. Balance Sheet & Income Statement**

Ms. Burns stated financial packets are included in the agenda package for review. There is no action necessary from the Board.

**iii. Presentation of Number of Registered Voters – 21**

Ms. Burns stated there are 21 registered voters in the District.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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Ms. Burns adjourned the meeting.

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

*Jill Burns*

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Secretary/Assistant Secretary

DocuSigned by:

*Rennie Heath*

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Chairman/Vice Chairman