

**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, May 21, 2025**, at 1:30 p.m. at Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Bobbie Henley
Lindsey Roden

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Katie O'Rourke
Meredith Hammock
Savannah Hancock *by Zoom*
Rey Malave *by Zoom*
Chase Arrington *by Zoom*
Clayton Smith *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:30 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present and none joining by Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 19,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 19, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

May 21, 2025

Scenic Terrace South CDD

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Minutes of the February 19, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Suggested Date: August 20, 2025)

Ms. Burns stated the public hearing will be August 20th at the Prime HOA office. There is no proposed increase for the upcoming fiscal year. She noted that a lot of the costs for the District were accounted for in the current year budget. The security line item was lowered based on the actual contracts allowed. A reserve transfer is listed. She offered to answer any questions on the line items.

On MOTION by Ms. Roden, seconded by Mr. Heath, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Suggested Date: August 20, 2025), was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Offer from Polk Regional Water Cooperative

Ms. Hammock stated this is an easement for a water transmission pipeline. The value is around \$17,450. Mr. Malave stated it's an easement for the major lines coming through that are going to help Polk County with water service which will help in turn our developments. Mr. Heath asked if the CDD owns the land that they are giving an easement. Ms. Burns stated the maps and plats show it is CDD property. Ms. Burns noted they came with this package and this value for the easement, unsolicited with this information for the District. Nobody spoke to them or had any conversations prior to them sending this. Mr. Malave noted the value was based on an appraisal that was submitted together with the package.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Offer from Polk County Regional Water Cooperative, was approved.

May 21, 2025

Scenic Terrace South CDD

SIXTH ORDER OF BUSINESS

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

Ms. Burns stated under the Trust Indenture this report is required and the District has to determine under internal revenue code that it does not earn more interest than it pays on the bonds. Page 4 of the report shows a negative amount.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Acceptance of the Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board of the ethics training due by December 31, 2025 and Form 1 due by July 1, 2025.

B. Engineer

Mr. Malave had nothing further to report.

C. Field Manager's Report

Mr. Smith reviewed the Field Managers Report on page 149 of the agenda package.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register included in the agenda package for review. She offered to take any questions.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated financial statements through March are included in the package for review. These are for informational purposes.

May 21, 2025

Scenic Terrace South CDD

iii. Presentation of Number of Registered Voters - 234

Ms. Burns stated there were 234 registered voters in the District as of April 18, 2025.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

8215FA2B8FB744A...

Chairman/Vice Chairman