

**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 on **Thursday, February 26, 2026**, at 9:30 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden	Vice Chairperson
Bobbie Shockley	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:34 a.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated for the record that there were no members of the public present for comment and the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 17, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the December 17, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the December 17, 2025 Board of Supervisors Meeting, were approved.
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February 26, 2026

Scenic Terrace South CDD

FOURTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns presented the annual renewal for the agreement with the Polk County Property Appraiser. There were no Board questions and there was a motion of approval.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report to the Board and offered to answer any questions.

B. Engineer

Mr. Arrington had nothing to report but offered to take questions.

C. Field Manager’s Report

Mr. Blanco reviewed the Field Manager’s report that was provided in the agenda package and summarized its contents for the Board.

i. Consideration of Proposal for Purchase and Installation of New Pool Motor (from December 17, 2025 Board Meeting)

Mr. Blanco noted that the pool motor is still not completely dead but is on its way to that and he is recommending replacement before high season of pool use. The total cost is \$4,500 which is the same amount from the last time he proposed replacement.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal for Purchase and Installation of New Pool Motor, was approved.

ii. Consideration of Proposal for “No Parking on Street” Signs

Mr. Blanco presented the proposal for “No Parking” signs on the streets with a mockup of the signs and proposed locations. Lake Hamilton cannot enforce parking rules if signs are not present. The total cost for ten signs is \$2,725.

February 26, 2026

Scenic Terrace South CDD

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal for “No Parking on Street” Signs, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register and offered to answer any questions. There being no questions, she asked for a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements were included in the package for review. These are for informational purposes. No action is required.

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 none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Jill Burns

Secretary/Assistant Secretary

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Laven O. Schenk
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Chairman/Vice Chairman