

**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, March 26, 2026**, at 9:43 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
Rennie Heath	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <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 9:43 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 February 26, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 26, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals from Current Demands**

Ms. Burns discussed a proposal regarding overnight security monitoring for an amenity. Currently, Tech World LLC provides this service at \$3,000 per year but has been unresponsive and only accepts credit card payments, which complicates matters as the CDD does not have a credit card. The new proposal from Current Demands offers to replace and install a remote monitoring system at a one-time integration cost of \$1,168, with ongoing monitoring at \$1,200 per year, half the price of the current contract. The new vendor is reportedly much more responsive and easier to work with. The Board would need to terminate the existing agreement with Tech World to proceed with the new provider. Ms. Burns asked for a motion to terminate the existing agreement.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, Terminating the Existing Agreement, was approved.

**A. Proposal to Replace/Install New Remote Monitoring System at Amenity**

**B. Proposal for Monthly Costs for Remote Monitoring Services**

Ms. Burns asked for a single motion to approve both the proposal for the installation of a new remote monitoring system and the associated monthly service costs, which amount to \$100 per month or \$1,200 annually.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposals from Current Demands, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated she had nothing to report.

**B. Engineer**

Mr. Arrington stated he had nothing to report.

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**C. Field Manager’s Report**

Mr. Blanco stated the installation of no parking signs throughout the District was completed in March, along with other miscellaneous tasks. The pool motor replacement project began after the previous motor was found to be failing, operating at only 70%. A proposal was brought forward to replace the motor, and although a resident requested a better system, no superior alternatives were identified. The replacement was approved, and a local motor was sourced to avoid a month-long facility closure, resulting in an additional \$1,500 cost. The motor is scheduled for installation early next week and residents have been notified by email.

**i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap  
(to be provided under separate cover)**

Mr. Blanco brought a proposal to replace plants damaged by a cold front, with options discussed to focus on high-traffic areas and potentially spread costs across fiscal years. Ms. Burns asked for a motion to approve total expenditure of \$19,800 for all plant replacements at once.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Proposal to Replace Landscaping Affected by Cold Snap NTE \$19,800, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from January 1<sup>st</sup> through January 31<sup>st</sup> and offered to answer any questions. There being no questions, she asked for a motion of approval.

On MOTION by Ms. Shockley, seconded by Mr. Heath, 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**

Ms. Burns stated they will present their preliminary budget at the April meeting.

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**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience  
Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

*Jill Burns*

Secretary/Assistant Secretary

DocuSigned by:

*Laven O. Schuck*

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Chairman/Vice Chairman