

**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, April 23, 2026**, at 9:31 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden
Bobbie Shockley
Jessica Spencer

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *by Zoom*
Megan Birnholz-Couture *by Zoom*
Chace Arrington
Joel Blanco
Matt Fisher

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:31 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 March 26,
2026 Board of Supervisors Meeting**

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

April 23, 2026

Scenic Terrace South CDD

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-10 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 23, 2026)

Ms. Burns reviewed Resolution 2026-10 which approves the proposed Fiscal Year 2027 budget and sets a public hearing for budget adoption on July 23, 2026. The budget starts the annual budget process and reflects adjustments based on actual expenses and tracking data. Changes included increased funding for landscape replacement and security, while streetlight and electric costs were reduced based on actuals. Assessments are proposed to remain unchanged. The Board was invited to ask questions before moving toward approval.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-10 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 23, 2026, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk wanted to remind the Board about the required ethics training and financial disclosures.

B. Engineer

Nothing to report.

C. Field Manager’s Report

Mr. Blanco reported several maintenance updates for the District. The pool motor was replaced before Easter Sunday, miscellaneous maintenance was completed throughout the community, and plant replacement work will be completed within the approved \$19,000 amount after the vendor agreed to include the additional requested items. Two storm inlets were also

April 23, 2026

Scenic Terrace South CDD

repaired. The Board discussed the hanging column signs, noting that the foam signs are easily damaged when they fall, while the hard plastic signs are more durable. He plans to bring a proposal to the next meeting to replace all foam signs with hard plastic versions and add metal bottom brackets to help stabilize them during high winds and storms, especially during hurricane season.

i. Consideration of Proposal for Pump Controller Replacement on Peony Place

Mr. Blanco presented a proposal to replace a phase two pump controller for \$5,195, including labor. The Board confirmed that the expense would fall within the irrigation repairs budget and noted that the item is no longer under warranty. There was \$10,000 in the budget and \$2,500 was spent.

Mr. Blanco noted that the perimeter fence was fully back in place as of the prior week. He explained that he regularly conducts full perimeter inspections and sends staff to make repairs whenever any section is knocked down or damaged, ensuring the fence is promptly maintained.

The Board discussed whether the repeatedly damaged perimeter fence should eventually be replaced with a more durable option, though members noted they were unsure whether the current type was required by the city for privacy or barrier purposes. In the meantime, the Board suggested a more practical short-term solution of replacing weak fence posts with commercial-grade posts in sections to improve stability. The discussion then shifted to a city letter regarding builder signs blocking line of sight in the right-of-way. They explained that the CDD does not control the builders' compliance, but has already contacted them, removed some signs, and plans to relocate or return remaining signs as needed, especially before storm season to prevent debris hazards.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal for Pump Controller Replacement on Peony Place, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for the month of February totaling \$20,580.66 and offered to answer any questions. There being no questions, she asked for a motion of approval.

April 23, 2026

Scenic Terrace South CDD

On MOTION by Ms. Shockley, 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.

iii. Presentation of Number of Registered Voters – 526

Ms. Burns stated that Scenic Terrace South currently has 526 registered voters, which means it has exceeded the 250-voter threshold. However, the community has not yet reached the six-year requirement, so the next related threshold has not yet been met.

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

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

DocuSigned by:
Laron O. Schenk
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Chairman/Vice Chairman