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**, **June 25, 2026,** at 9:35 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden *by Zoom*	Vice Chairperson
Bobbie Shockley	Assistant Secretary
Jessica Spencer	Assistant Secretary
Rennie Heath	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Joey Duncan *by Zoom*	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 9:35 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 April 23, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 23, 2026 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 April 23, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds**

Ms. Burns presented the arbitrage rebate report from AMTEC for the Series 2022 project bonds. The report is required under the trust indenture, and page 4 shows a negative arbitrage amount, meaning the District has no tax liability.

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

FIFTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns reviewed the amended pool maintenance service agreement that had already been executed. The amendment added a $50 monthly fuel surcharge from the pool vendor, effective through the end of the fiscal year. She said they were looking for a motion to ratify it.

Mr. Heath asked whether the surcharge would be removed now that prices had come back down and confirmed that the agreement stated it would be removed. Ms. Burns confirmed this was accurate.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Amended Pool Maintenance Services Agreement, was ratified.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk had nothing to report, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Blanco reported that landscaping plant replacement, storm inlet and curb repairs, minor fence repairs, and the Peoni Place well repair had been completed. He also presented a proposal to replace six foam column signs with sturdier material, a bottom bracket, and a new top beam for better stability at a cost of $19,500.

Mr. Heath raised concerns about fencing along Scenic Highway that had been blown down by storms, noting that it continues to be a recurring issue and suggesting the CDD address it in sections if needed.

Ms. Burns explained that the fence is over a mile long, exposed to wind, located in sandy conditions, and has been costly and difficult to repair because vendors were hard to find after the storm. The group discussed longer-term options, including a wall, slatted fencing, metal elements, and added landscaping. She agreed to look into both wall and slatted/non-solid fence options and bring pricing back, especially for the Scenic Highway section near the dry ponds.

i. Consideration of Proposal to Replace Community Signs

Mr. Blanco explained that the existing foam signs were being damaged by wind, and the new proposal would use different material and add a second steel beam at the bottom to keep the signs from spinning or falling. Ms. Burns noted the cost could be paid by reserve and contingency funds, and the Board proceeded toward approval.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal to Replace Community Signs, was approved.

Mr. Blanco noted that the amenity chairs are starting to look worn but are not torn, so they will be reassessed at the end of summer to determine whether reslinging is needed. He also reported that the parking lot is often full of cars and said there is currently no parking policy, though the issue will continue to be monitored and could be addressed by the Board if needed.

Ms. Burns clarified that the parking concern relates to the pocket park area, not the main amenity parking lot, and asked whether residents had complained.

Mr. Blanco said there had been no resident complaints, but the lot is consistently full during site reviews. Ms. Burns suggested waiting to see whether residents raise the issue, while noting that no-street-parking rules are being enforced by Lake Hamilton PD.

ii. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Ms. Burns then discussed a Prince and Sons fuel surcharge request. The proposed surcharge is 3%, based on gas prices, and would remain in place only through the end of the fiscal year unless the vendor submits an updated proposal for the next fiscal year. She explained that the surcharge would automatically go away if fuel prices dropped below a certain threshold. The Board proceeded with approval, and She said a contract addendum would be prepared.

On MOTION by Mr. Heath, seconded by Ms. Spencer, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing Proposal, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for the month and noted it was in the package for review. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Ms. Shockley, 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. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded the Board Members to File Form 1's by the July 1, 2026 Deadline.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

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

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

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
Laven O. Schenck
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Chairman/Vice Chairman