

**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, September 24, 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
Bobbie Shockley
Jessica Spencer

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Joey Duncan *by Zoom*
Joel Blanco
Freddy Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:33 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.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 23,
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 23, 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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Scenic Terrace South CDD

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the July 23, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-14
Setting a Public Hearing on the Adoption
of Parking & Towing Policies for the
District (Suggested Hearing Date:
December 2, 2026)**

Ms. Burns stated there has been calls about a lot of semitrucks parked in a section of the community. This community has the no on street parking allowed that was required by Lake Hamilton. She noted they can look at a larger policy if the Board would like. It would give the CDD the ability to remove oversized vehicles that are parked overnight. This would just be the hearing. The proposed policy and map start on page 12 of the agenda package. The suggested date for the hearing was December 2, 2026.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-14 Setting a Public Hearing on the Adoption of Parking & Towing Policies for the District on December 2, 2026, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Engagement Letter for
Fiscal Year 2026 Audit Services**

Ms. Burns stated this is the renewal with a NTE \$3,800 and part of the multiyear contract that was previously awarded.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Engagement Letter for Fiscal Year 2026 Audit Services, was approved in substantial form.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hammock had nothing specific to report but offered to take any questions from the Board.

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Scenic Terrace South CDD

B. Engineer

i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry

Mr. Malave presented the work order for the next fiscal year which provides the same work they are currently doing for the District. Their updated hourly rates are also included.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry, was approved.

C. Field Manager's Report

Mr. Blanco reviewed the field management report on page 35 of the agenda package.

i. Consideration of Proposal to Add Rip-Rap Stone along Detour Road

Mr. Blanco reviewed a proposal to backfill and add riprap along Detour Rd. in Phase 2 due to evidence of washout for \$7,925. This is for two miter end sections.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal to Add Riprap Stone along Detour Road, 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. Spencer, 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.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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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 Ms. Shockley, seconded by Ms. Spencer, with all
in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Laven O. Schaub

Chairman/Vice Chairman