

**MINUTES OF MEETING
SCENIC TERRACE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Scenic Terrace North Community Development District was held Wednesday, **July 19, 2023** at 1:30 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Patricia Hudson	Assistant Secretary
Daniel Arnette	Assistant Secretary
Chuck Cavaretta	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVV Law
Rey Malave	District Engineer, Dewberry
Chase Arrington	District Engineer, Dewberry
Lisa Kelley	District Engineer, Dewberry
Ashton Bligh	Bond Counsel, Greenberg Trairug
Heather Wertz	Consulting Engineer, Absolute Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present at this time or via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 19, 2023
Board of Supervisors Meetings**

Ms. Burns presented the minutes from the April 19, 2023 Board of Supervisors meeting and asked for any changes or corrections from the Board.

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On MOTION by Ms. Schwenk, seconded by Ms. Hudson, with all in favor, the Minutes of the April 19, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Engineer's Report dated July 18, 2023

Mr. Malave reviewed the engineer's report dated July 18, 2023 which was included in the agenda package.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Engineer's Report dated July 18, 2023, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Assessment Methodology for Series 2023 Bonds dated July 19, 2023

Ms. Burns reviewed the Supplemental Assessment Methodology for the Series 2023 bonds which was included in the agenda package.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Supplemental Assessment Methodology for Series 2023 Bonds dated July 19, 2023, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Amended and Restated Delegation Resolution (Series 2023 Bonds)

Ms. Bligh presented the resolution which was included in the agenda package for Board review.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2023-04 Amended and Restated Delegation Resolution (Series 2023 Bonds), was approved.

SEVENTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns stated this public hearing has been advertised in the paper. Do we have a motion to open?

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On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated no members of the public are present at this time so asking for a motion to close.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-05 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns presented the resolution to the Board and offered to answer any questions.

On MOTION by Ms. Hudson, seconded by Mr. Heath, with all in favor, Resolution 2023-05 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2023/2024 Developer Funding Agreement

Ms. Burns presented Developer Funding Agreement with Highland Sumner, LLC to the Board and offered to answer any questions.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Fiscal Year 2023/2024 Developer Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Ms. Burns presented the Construction Funding Agreement which was included in the agenda package for Board review.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Construction Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement

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THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2023-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election

Ms. Burns stated this needs to be held on November 7th the first Tuesday of the month by Statute. The time proposed is 9:10 at the Holiday Inn.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2023-08 Designating November 7th at 9:10 a.m. at Holiday Inn for the Landowner's Meeting and Election, was approved.

FOURTEENTH ORDER OF BUSINESS

Ratification of Notice of Boundary Amendment

Ms. Burns reviewed the Notice of Boundary Amendment and noted that this needed to be ratified by the Board.

On MOTION by Ms. Hudson, seconded by Ms. Schwenk, with all in favor, the Notice of Boundary Amendment, was ratified.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns stated page 30 of the agenda has the report to management which summarizes this audit. She noted it was a clean audit with no findings or incidents of noncompliance. The District does not meet any of the conditions for financial emergency and submitted to the state by the June 30th deadline.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memo Regarding Ethics Training for Elected Officials

Mr. Van Wyk stated included in the agenda are the ethics training requirements and some of the options for the Supervisors to consider.

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B. Engineer

i. Acceptance of Annual District Engineering Report

Mr. Malave had nothing further to report.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register that is included in the agenda package for the Board to review. She asked for any questions on those, otherwise looking for a motion to approve.

On MOTION by Ms. Hudson, seconded by Mr. Cavaretta, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated financial packets were included in the package for review. No action is necessary from the Board.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINETEENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Rennie Heath
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Chairman/Vice Chairman