

**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, **August 16, 2023** at 2:08 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Pat Hudson
Chuck Cavaretta

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Rey Malave *via Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 19, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 19, 2023 Board of Supervisors meeting and asked for any changes or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Ms. Hudson, seconded by Mr. Cavaretta, with all in favor, the Minutes of the July 19, 2023 Board of Supervisors meeting, were approved.

August 16, 2023

Scenic Terrace North CDD

FOURTH ORDER OF BUSINESS**Consideration of Series 2023 Developer Agreements**

- A. True-Up Agreement**
- B. Completion Agreement**
- C. Acquisition Agreement**
- D. Collateral Assignment Agreement**
- E. Declaration of Consent**
- F. Notice of Lien of Special Assessments**

Mr. Burns stated she didn't know if the Board would want to run through these again. She asked if everyone is comfortable with approving these in substantial form as they are similar to what was just reviewed.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Series 2023 Developer Agreements, were approved in substantial form.

FIFTH ORDER OF BUSINESS**Consideration of Interlocal Agreement between the Scenic Terrace north CDD and Scenic Terrace South CDD Regarding Mutual Cooperation for the Financing, Operation, and Maintenance of Certain Amenities to be Acquired and/or Constructed**

Ms. Burns stated next is the interlocal agreement. She asked if the Board is comfortable not running through these again as this is the same set of documents that you approved in the joint agreements between Scenic Terrace South and North. Mr. Heath stated no because the interlocal reference is the joint acquisition. Ms. Burns asked for a motion to approve the interlocal and joint acquisition from Rennie.

On MOTION by Mr. Heath seconded by Ms. Hudson, with all in favor, the Interlocal Agreement between the Scenic Terrace North CDD and Scenic Terrace South CDD Regarding Mutual Cooperation for the Financing, Operation, and Maintenance of Certain Amenities to be Acquired and/or Constructed, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Joint Acquisition Agreement between the Scenic Terrace**

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Scenic Terrace North CDD

**North CDD and Scenic Terrace South
CDD Regarding the Joint Acquisition of
Certain Work Product and Improvements**

Ms. Burns stated next is the joint acquisition agreement and disclosure and consent for amenity conflict waiver. She asked if the Board is comfortable not running through these again as this is the same set of documents that you approved the joint agreements between Scenic Terrace South. Mr. Heath stated no because the interlocal reference is the joint acquisition. Ms. Burns asked for a motion to approve the interlocal and joint acquisition from Rennie.

On MOTION by Mr. Heath, seconded by Ms. Hudson, with all in favor, the Joint Acquisition Agreement between the Scenic Terrace North CDD and Scenic Terrace South CDD Regarding the Joint Acquisition of Certain Work Product and Improvements, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Disclosure and Consent
Amenity Conflict Waiver**

Ms. Burns asked for a motion to approve the disclosure of the conflict waiver.

On MOTION by Ms. Hudson, seconded by Ms. Schwenk, with all in favor, the Disclosure and Consent Amenity Conflict Waiver, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated nothing to report.

B. Engineer

Mr. Malave stated there is a final Engineer's Report that was submitted to everyone but other than that everything is good.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register to the Board which is included in the agenda package for review and offered to answer any questions on those invoices.

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Scenic Terrace North CDD

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the agenda package for review and there was no action needed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Laven O. Schenk
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Chairman/Vice Chairman