

**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 on **Thursday, February 26, 2026**, at 10:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:03 a.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present and none joining by Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of December 17, 2025
Board of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the December 17, 2025 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There Board had no changes to the minutes.

February 26, 2026

Scenic Terrace North CDD

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of December 17, 2025 Board of Supervisor’s Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns noted that this is annual renewal of the agreement from the year before and offered to answer any questions.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Assignment of Phase 2 of Construction Contract with Tucker Paving, Inc. – ADDED

Ms. Burns noted that this item was added and would assign the contract from the developer that entered into it to the CDD. Ms. Hammock asked that this be approved in substantial form pending a couple of finalizations that still need to get done.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Assignment of Phase 2 of Construction Contract with Tucker Paving, Inc., was approved in substantial form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Arrington had nothing to report but offered to take any questions.

February 26, 2026

Scenic Terrace North CDD

C. Field Manager’s Report

Mr. Blanco reviewed the Field Manager’s report that was provided in the agenda package for review. He noted that they are monitoring all landscape after the cold weather and freeze and will be looking for any replacements to be brought back for Board approval.

i. Consideration of Proposal for “No Parking on Streets” Signs

Mr. Blanco presented the proposal for “No Parking on Streets” and provided a mockup of what the signs would look like with a total of \$716.79.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal for “No Parking on Streets” Signs, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register included in the agenda package and offered to take any questions.

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 are included in the package for review. These are for informational purposes.

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 adjourned the meeting.

February 26, 2026

Scenic Terrace North CDD

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

3216FA2B8FB744A...

Chairman/Vice Chairman