

**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, April 23, 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
Roy Van Wyk <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 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 February 26, 2026
Board of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the February 26, 2026 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There Board had no changes to the minutes.

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On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of February 26, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 23, 2026)

Ms. Burns reviewed Resolution 2026-09 to approve the proposed Fiscal year 2027 budget and schedule a public hearing for July 23, 2026 at 10:00 a.m. at the current location. The proposed budget includes no assessment increase. It covers 330 platted lots, with 27 unconstructed lots still charged at the administrative rate. Field expenses were reduced based on actual costs, while the payment to Scenic Terrace South under the interlocal agreement increased to \$54,384, mainly due to added pool security. Staff noted that there were not many changes to the budget.

Ms. Roden asked if that is for Phase 1. Ms. Burns explained that one budget item was removed because it would be paid from escrow, which helped offset another increase. The Board discussed the timeline for the 27 undeveloped lots. The response was that negotiations with builders are nearly complete and development should begin once contracts are finalized, but no firm start date is known. It was estimated that the lots will not come online during Fiscal Year 2027.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 23, 2026, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk wanted to remind the Board about the required ethics training and financial disclosures.

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B. Engineer

Mr. Arrington reminded the Board that the District’s annual inspection period is approaching. The inspections are expected to take place during the summer months, and the Board was given advance notice that staff will be out in the community conducting them.

C. Field Manager’s Report

Mr. Blanco reported that several maintenance items had been completed, including graffiti removal, a stop sign repair, and installation of previously approved no-parking signs. He updated the Board on damage along Poppy Drive, noting that Tucker Paving had provided a repair quote to the developer and that staff would continue monitoring the situation. He presented a proposal to replace cold-damaged perimeter landscaping, primarily fire bush and gold mound plants, at a total cost of \$11,320.

i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap

Mr. Blanco presented a Proposal on page 29 to replace cold-damaged perimeter landscaping, primarily fire bush and gold mound plants, at a total cost of \$11,320.

Ms. Burns stated that there is \$15,000 in the Landscape replacement line item that has not been used.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal to Replace Landscaping Affected by Cold Snap, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register for February 13th through April 9th totaling \$63,715.15 which is included in the agenda package and offered to take any questions.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements through the month of February are included in the package for review. These are for informational purposes.

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iii. Presentation of Number of Registered Voters – 55

Ms. Burns stated that the community currently has 55 registered voters. Because it has not yet reached either the six-year threshold or the required number of registered voters, no change is needed at this time, but the District will continue monitoring the count.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

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Chairman/Vice Chairman