

**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, June 25, 2026**, at 10:01 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Bobbie Shockley
Lindsey Roden *by Zoom*
Jessica Spencer

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Megan Birnholz-Couture *by Zoom*
Joey Duncan *by Zoom*
Joel Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:01 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 April 23, 2026 Board
of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the April 23, 2026 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There Board had no changes to the minutes.

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

June 25, 2026

Scenic Terrace North CDD

FOURTH ORDER OF BUSINESS**Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns reviewed the Fiscal Year 2025 audit report, pointed the Board to page 29 for the management summary, and stated that the audit had no findings. She stated it was a clean audit and had already been submitted to the state before the June 30 deadline.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

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

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Duncan had nothing to report.

C. Field Manager's Report

Mr. Blanco reported that freeze-damaged plantings had been replaced, maintenance crews completed repairs such as street sign fixes, wet pond cleanups, and reinstalling a monument topper, and the landscaping vendor serviced the CDD tract behind Vanilla Drive. They also noted ongoing monitoring of CDD-owned landscaping areas, the proposed dog park and playground, pending repairs at the Poppy Drive pond, remaining street sign repairs, and scheduled trash cleanup at both wet ponds.

Ms. Burns asked if there were questions. A Board member raised a concern about Scenic Terrace signage not clearly distinguishing North from South. Ms. Burns responded that the signs likely all say, "Scenic Terrace" that the areas are separate CDDs but share amenities and feel like one community and briefly discussed whether the Districts could be merged.

i. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Ms. Burns presented fuel surcharge letter from Prince and Sons, explaining that the Board could approve it through the end of the fiscal year and that the surcharge would be based on fuel prices.

June 25, 2026

Scenic Terrace North CDD

On MOTION by Mr. Heath seconded by Ms. Shockley, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing 1, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and noted that it was in the package for review.

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

ii. Balance Sheet & Income Statement

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

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 Mr. Heath, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

8215FA2B8FB744A

Chairman/Vice Chairman