

**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, July 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
Joel Blanco	Field Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, KVV Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

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 June 25, 2026
Board of Supervisor's Meeting**

Ms. Burns presented the meeting minutes from the June 25, 2026 Board of Supervisor's meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

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Scenic Terrace North CDD

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Minutes of June 25, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns stated that the public hearing on adoption of the Fiscal Year 2027 budget had been advertised and requested a motion to open the hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, were approved.

i. Consideration of Resolution 2026-10 Adopting the District's Fiscal 2026/2027 Budget and Appropriating Funds

Ms. Burns stated that Resolution 2026-10 would adopt the District's Fiscal Year 2027 budget and appropriate funds. The proposed assessment was \$25.26 lower than the prior year due primarily to reduced estimates for water, sewer, and electric utilities, as well as a reduced meeting schedule.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-10 Adopting the District's Fiscal 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-11 would impose special assessments and certify the assessment roll based on the newly approved operations and maintenance budget and the previously levied debt assessments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

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On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns stated that Resolution 2026-12 would establish the District's regular meeting dates, times, and location for Fiscal Year 2027 on the fourth Thursday of the month with the December meeting rescheduled due to the holiday.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns stated that the proposed Fiscal Year 2027 goals and objectives were the same as those approved for Fiscal Year 2026. She requested a motion to approve the 2027 goals and objectives and to authorize the Chair to certify at the end of Fiscal Year 2026 that the prior-year goals had been met.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

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C. Field Manager's Report

Mr. Blanco reported that sediment was removed from stormwater inlets and curbs on Sage Avenue, construction debris was cleared from both wet ponds on Poppy Avenue, and additional spraying was requested along the pond banks. Staff continued monitoring landscaping needs in CDD-owned areas, the future dog park and playground sites, pending flume and mitered-end-section repairs on Poppy Drive, street-sign repairs, and easement maintenance behind Majoran Place. The Board discussed overgrown landscaping within Duke Energy's property; Mr. Blanco agreed to contact Duke about its mowing schedule and frequency while also obtaining bush-hogging proposals.

D. District Manager's Report

i. Approval of Check Register

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

On MOTION by Ms. Roden, 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.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

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Chairman/Vice Chairman