

**MINUTES OF MEETING
SCENIC HIGHWAY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Scenic Highway Community Development District was held on Thursday, **January 16, 2020** at 10:38 a.m. at 346 E. Central Ave. Winter Haven, Florida 33880.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chair
Andrew Rhinehart	Assistant Secretary
Jack Berry	Assistant Secretary

Also, present were:

Jill Burns	Governmental Management Services
Michelle Rigoni	Hopping Green & Sams
Bob Gang <i>via phone</i>	Greenberg Traurig

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were four members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Burns noted there were no members of the public present at the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 21,
2019 Board of Supervisors Meeting**

Ms. Burns asked for questions, comments, corrections, or deletions on the minutes. It was noted that Mr. Roy Van Wyk from Hopping Green & Sams attended the meeting, not Ms. Michelle Rigoni as noted.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Minutes of the November 21, 2019 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Engineer’s Report for Capital Improvements for Assessment Area 1

Ms. Burns stated that Mr. Woods was not available via phone, but stated the changes that were made were minor. There are some notes from Mr. Gang about utilities that include minor changes.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the Engineer’s Report for Capital Improvements for Assessment Area 1, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology for Assessment Area 1

Ms. Burns stated this takes the bond numbers provided by Jon Kessler, the total amount of the bond issuance that they are doing and incorporates those figures. There was one change to Table 2, the Engineering costs of the improvements. The amount for the off-site is \$150,000 not \$250,000. That change does not affect the rest of the numbers in the report. Table 3 shows the bond sizing, the total amount of bonds issued will be \$4,610,000. The improvement cost per unit is at \$16,972. Table 5 shows the par debt per unit of \$20,489. The net and annual gross assessments are listed in Table 6. The net annual assessment per lot is \$1,213, but the gross amount per lot is \$1,304. Table 7 shows the owners. Those are still the current owners, they are JMBI Real Estate, LLC and MEMOS Florida, LLC.

Ms. Rigoni asked Ms. Burns if the lands subject to these assessments receive special benefits at least equal to or in excess of the special assessments to be levied. Ms. Burn answered yes. Ms. Rigoni asked Ms. Burns if the assessments are fairly and reasonably apportioned among those lands. Ms. Burns answered yes.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Supplemental Assessments Methodology for Assessment Area 1, was approved as amended to include change in Table 2.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-03 Delegation Resolution

Mr. Gang reviewed the resolution and stated that the resolution was for Phase 1 and Phase 2, which is 184 lots and 41 lots. The authorization is for a maximum of the first issue of

\$4,610,000. Mr. Gang reviewed all legal sections of the resolution. Ms. Burns asked if anyone had questions for Mr. Gang. There were no questions from the board.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2020-03 Delegation Resolution, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Polk County Property Appraiser

Ms. Burns stated that Polk County requires a new agreement each year. It will not obligate them to go on roll but will enable them if they are ready.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of 2020 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is something that is executed each year and deals with not disclosing any exempt parcels.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the 2020 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-04 Re-Designating the Primary Administrative Office and Principal Headquarters for the District

Ms. Burns stated this was an update to a previous Resolution due to her office moving locations in November. It will update the Resolution to GMS's new address.

On MOTION by Mr. Berry, seconded by Mr. Rhinehart, with all in favor, Resolution 2020-04 Re-Designating the Primary Administrative Office and Principal Headquarters for the District, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further to report.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Registers

Ms. Burns stated the check register was for December 12, 2019 through January 7, 2020 for a total of \$12,467.60.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register for \$12,467.60, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the balance sheet and income statements were in the package, no action was required. The board had no questions.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman