

**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, **March 19, 2020** at 10:30 a.m. at 346 E. Central Ave. Winter Haven, Florida 33880.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairwoman
Andrew Rhinehart	Assistant Secretary
Patrick Marone	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via phone</i>	Hopping Green & Sams

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 Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 20, 2020 Board of Supervisors Meeting

Ms. Burns asked for questions, comments, or corrections on the minutes. The board had no changes.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Minutes of the February 20, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Personnel Leasing Agreement

Ms. Burns stated the agreement was with JMBI Real Estate, LLC to lease employees to assist the District Manager and the District Engineer with the administration and processing of construction related activities.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Personnel Leasing Agreement with JMBI Real Estate, LLC, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Supplemental Methodology for Phase 1

Ms. Burns stated the board previously approved a Master Report. This report outlines the Assessment Area 1 issuance and outlines the debt that will be allocated to the properties within the District based on the benefit that they receive. Ms. Burns stated Table 1 shows 225 lots in Assessment Area 1 with the same ERU as they are similar in size, so they will be assessed equally. Table 2 shows the Capital Improvement Plan that is in Assessment Area 1. Table 3 is the Bond Sizing showing two different construction funds; one for Phase 1 and one for Phase 2 with the total par amount of bonds at \$4,580,000. Table 4 shows the improvement cost per unit. Table 5 shows the par debt per unit at \$20,356. Table 6 shows the net and gross annual debt assessment per unit at \$1,212 for the net amount and \$1,304 for the gross annual debt which includes the gross amount to be collected on the tax bill. Table 7 is the Preliminary Assessment Roll that shows the two property owners with the debt allocated by acre. Ms. Burns asked for any questions.

Mr. Van Wyk asked Ms. Burns to confirm that the Supplemental Methodology is consistent with the Master Methodology; Ms. Burns replied yes, it is. Mr. Van Wyk asked in Ms. Burns opinion that the benefit received by the parcels is equal to or greater than the burden placed on the property by the assessment amount; Ms. Burns replied yes, it is. Mr. Van Wyk asked in Ms. Burns opinion that the assessments are fairly and reasonably apportioned across the property types; Ms. Burns replied yes.

Ms. Schwenk stated they had discussed what the net is with the early payment fees and if that was acceptable to the builder or not. She asked if they could pass it and come back and revise it. Mr. Van Wyk stated yes. Ms. Schwenk made a note to check the contract.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Supplemental Methodology for Phase 1, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials are included in the package, but no action is needed.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH 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