

**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 Friday, September 25, 2020 at 10:18 a.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

Present and constituting a quorum were:

Rennie Heath
Lauren Schwenk
Patrick Marone
Jack Berry

Chairman
Vice Chairwoman
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Roy Van Wyk
April Payeur
Bob Gang

District Manager, GMS
Hopping Green & Sams
Developer's Office
Greenberg Traurig

The following is a summary of the discussions and actions taken at the September 25, 2020 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were four members present via Zoom 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 August 20, 2020 Board of Supervisors Meeting

Ms. Burns presented the August 20, 2020 meeting minutes and asked for questions, comments, or corrections on the minutes. The Board had no changes.

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

FOURTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology – ADDED

Ms. Burns noted that the change to this was that the previous Supplemental Methodology was for Assessment Area One, and it has been changed to be the entire scope of the project, all 368 lots. Table 1 shows that there is the ERU for one unit of a similar size and there are 368 single family lots. The Engineer's Report outlines the Capital Improvement Plan, for a total of \$10,565,000. Table 3 shows a bond sizing of \$7,715,000. The allocation of improvement costs shows the improvement costs per unit for each of the 368 units. Table 5 shows the allocation of par debt at \$20,965 per single family platted lot. Table 6 shows the net and gross annual debt assessment per unit. The net debt assessment per lot is \$1,213. Table 7 shows the preliminary assessment role which allocates the debt by acre to each of the parcels that are listed.

Mr. Van Wyk asked Ms. Burns if the Supplemental is consistent with the Master Methodology that was previously adopted, and Ms. Burns answered yes, it is. Mr. Van Wyk asked if the assessment levels are equal to or less than the amount of assessment being on the lands based on the benefit, and Ms. Burns answered yes. Mr. Van Wyk asked if Ms. Burns believes the assessments are fairly reasonably apportioned across the product type, and Ms. Burns answered yes.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Supplemental Assessment Methodology, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-10 Amending the Delegation Resolution

Mr. Gang reported that on January 16th the Board adopted Resolution 2020-03 which authorized \$4,610,000 for Phases 1 and 2, which contained a total of 225 units. Now the decision is to finance the entire Phases 1, 2, and 3 including 368 units. Resolution 2020-03 will be amended to increase the maximum principal amount to \$9,000,000 which is more than the assessment shows but that will provide cushion. It will include changing the delegation parameters that were in the original resolution to give more flexibility to the underwriter to allow options of what the redemption date should be. This is for when the underwriter is pricing bonds, instead of having a firm date. The maximum principal amount would go to the full \$9,000,000 for all 368 lots in one phase. The Board had no questions on the amendment.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Resolution 2020-10 Amending the Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk: I have nothing further to report today.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and asked for any questions. Hearing none,

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

ii. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

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EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman