

**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 Tuesday, **January 21, 2025** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present and constituting a quorum were:

Bobbie	Henley	Chairman
Lindsey	Roden	Vice Chairman
Kristin	Cassidy	Assistant Secretary
Jessica	Spencer	Assistant Secretary
Joe Braddy		Assistant Secretary

Also, present were:

Monica Virgen	District Manager, GMS
Jamie McMillan <i>by Zoom</i>	GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Marshall Tindall	GMS Field Services

*The following is a summary of the discussions and actions taken at the January 21, 2025 Scenic Highway Community Development District’s Regular Board of Supervisor’s Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order and called roll at 10:31 a.m. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen stated no members of the public were present in person nor by Zoom.

January 21, 2025

Scenic Highway CDD

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisors**

Ms. Virgen administered the oath of office to Joe Braddy.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 19, 2024 Meetings**

**A. Landowners' Meeting**

**B. Audit Committee Meeting**

**C. Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the November 19, 2024 Landowners' meeting, Audit Committee meeting and Board of Supervisors meeting. She asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the November 19, 2024 Landowners' Meeting, Audit Committee Meeting, and Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06  
Setting a Public Hearing to Consider  
Resident Request for Parking Exception  
on Tagliamento Lane**

Ms. Virgen stated Mr. Rosario's home is on lot 262 on Tagliamento Lane. He is requesting additional parking to be added in that area. It has been reviewed by the District Engineer and if the Board is amenable, additional parking can be added in this area from lots 268 to 262 without restricting access to any of the tracts. If the Board does approve this, a sample of a parking exemption sign is on page 22 of the agenda. No action was taken at this time.

**SIXTH ORDER OF BUSINESS**

**Consideration of Data Sharing & Usage  
Agreement with Polk County Property  
Appraiser**

Ms. Virgen noted this agreement certifies that the records that Polk County holds exempt from public record, the District will also hold exempt from public record. It is an annual agreement with the county.

January 21, 2025

Scenic Highway CDD

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Data Sharing & Usage Agreement with Polk County Property Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Virgen stated this agreement allows the District to include the CDD assessments on the Non-Ad Valorem portion of the property tax bill. This is an annual agreement.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report.

**B. Engineer**

**i. Consideration of Assignment of Agreement**

Ms. Virgen noted the Engineer is not on the line today. On page 31 of the agenda packet is the assignment of agreement for professional engineering services. Wood & Associates Engineering has been acquired by Quiddity Engineering, LLC. This agreement will assign the contract for District engineering services to Quiddity Engineering, LLC. John will continue to be the District Engineer.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Assignment of Agreement for District Engineer, was approved.

**C. Field Manager's Report**

Mr. Tindall reviewed the Field Manager's Report.

January 21, 2025

Scenic Highway CDD

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from November 1, 2024 through December 31, 2024 totaling \$79,713.53. Immediately following the summary is a detailed check register.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Check Register totaling \$79,713.53, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the unaudited financials. These are for informational purposes only. She offered to take questions on the financials.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

DocuSigned by:  
*Monica Virgen*  
Secretary/Assistant Secretary

Signed by:  
*Bobbie Henley*  
Chairman/Vice Chairman