

**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, **March 18, 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
Savanah Hancock	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	GMS Field Services

The following is a summary of the discussions and actions taken at the March 18, 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. 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 or attending the meeting by Zoom.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the January 21, 2025 Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the January 21, 2025 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. Roden, with all in favor, the Minutes of the January 21, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Mailbox Agreement with Magnolia Park HOA**

Ms. Virgen stated that the license agreement memorialized that the HOA was able to have the mailbox kiosk on District Property. She noted that the District owned the concrete pad on which the mailbox kiosks were placed. This allowed the HOA to have those kiosks there and ensured that they were also responsible for their maintenance.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Mailbox Agreement with Magnolia Park HOA, was approved.

FIFTH ORDER OF BUSINESS**Presentation of Series 2020 Arbitrage Rebate Report**

Ms. Virgen stated that this report was required to show that the District does not earn more interest on the bonds than it pays. She added that a negative arbitrage amount is listed on page 22 of the agenda package.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Accepting the Series 2020 Arbitrage Rebate Report, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Proposal for Roof Repair with American Roofing**

Ms. Virgen noted that the District had previously approved a proposal from NPS for roof repairs from the hurricane. Ms. Virgen stated that NPS had backed out of their proposal. Ms.

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Virgen added that they had obtained a proposal from American Roofing and sent it to the Chair so they could complete it. Ms. Virgen stated that the proposal was ready to be ratified by the Board.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Proposal for Roof Repair with American Roofing, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report except the ethics training reminder.

B. Engineer

Ms. Virgen noted the Engineer wasn't present or on the line.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report. He added that United was doing good. He noted that one of the borders on the playground had pulled loose slightly. He spoke about retaining the wall and cleaning the furniture. He added that overall, the landscaping was good. The ornamental grasses were starting to flush out as Spring approached. He said the entrance beds were looking better. He also noted that the general maintenance was good. The lights had been double-checked. All entrance lights were working. No issues. He said light cleaning at the amenity area was completed. The rust and iron stains were cleaned, including the mailboxes that previously had slight orange stains. Mr. Tindall added that the routine maintenance of the storm drains was ongoing. All the fences had been repaired.

Board discussion returned to the mailbox agreement. The license property description listed there, as well as the lift station, was highlighted. The mailboxes will be to the left of the pool. Ms. Virgen asked for a motion to approve the agreement as amended with highlights to the correct license area.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Mailbox Agreement with Magnolia Park HOA, was approved as amended.

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D. District Manager's Report**i. Approval of Check Register**

Ms. Virgen presented the check register from January 1, 2025, through March 5, 2025, totaling \$552,687.30. Immediately following the summary is a detailed check register noting all checks paid by the District.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Check Register totaling \$552,687.30 was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen presented the unaudited financials from January 1, 2025. These are for informational purposes only. She offered to answer any questions on the financials.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**


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

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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman