

**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 20, 2026**, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida.

Present and constituting a quorum were:

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

Also, present were:

Katie O'Rourke	District Manager, GMS
Savanah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the January 20, 2026 Scenic Highway Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order and called roll. Five Board members were in attendance in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke stated no members of the public were present in person and there were no public comments from the Zoom line.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the October 21, 2025 Board of Supervisors Meeting

Ms. O'Rourke presented the minutes from the October 21, 2025 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There were no comments from the Board and Ms. O'Rourke asked for a motion of approval.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the October 21, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. O'Rourke asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-02 Adopting Amended & Restated Rules of Procedure

Ms. O'Rourke presented Resolution 2026-02 adopting the amended and restated Rules of Procedure.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-02 Adopting Amended & Restated Rules of Procedure, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Setting a Public Hearing to Amend Parking Rules

Ms. O'Rourke presented Resolution 2026-03 and stated that this resolution sets a public hearing to amend the parking rules. The rules begin on page 79 of the agenda package. She pointed

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out that these are minor language changes to the parking policies. Ms. Hancock walked the Board through the changes outlined in the agenda package. She explained that they revised some of the definitions in Section Two to be more in line with what they've been adopting recently at other Districts. The Board agreed to set the public hearing for March 17, 2026 at Prime offices.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-03 Setting a Public Hearing to Amend Parking Rules for March 17, 2026 at Prime Offices, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. O'Rourke presented the Data Sharing and Usage agreement to the Board. She stated the agreement is administrative in nature indicating that they will adhere to all of the statutory guidelines regarding exempt professions and adhere to the requirement that they keep their personal information confidential.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report but offered to answer any questions. She reminded the Board that they would have to redo their ethics training this year because it is a calendar year requirement.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report that was provided on page 90 of the agenda package. He reviewed the completed items which included routine fall facility cleaning including furniture, pool shade canopy, amenity building, amenity area sidewalks, and mailboxes,

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repairs to the men's restroom where tile was busted out at the stall door strike area and facilities were closed temporarily to ensure the repairs had time to set and were reopened as soon as possible. Staff coordinated flag removal with builder to address a code violation from the city, and stormwater maintenance was done in the main dry pond behind the amenity and additional rip rap was added and some light grading work was completed. Mr. Tindall reviewed the contracted services which included the overall site maintenance is satisfactory, holiday lights were installed as approved, landscaper is keeping up with the property and beds are neat and detailed, and no issues noted from pool or janitorial maintenance vendors. He reviewed the in progress item, which included assessing ROW trees with vendor for warranty items and next round of replacements where needed.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register from October 8, 2025 through January 7, 2026 totaling \$171,348.74. Immediately following is a detailed run summary of the invoices paid. She noted that these have all been checked for accuracy but she noted she was happy to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financials. No action is required by the Board.

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.

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TENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Katie O'Rourke

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Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman/Vice Chairman