

**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 17, 2026**, at 10:30 a.m. at the Offices of Prime Community Management – 375 Avenue A SE, Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, Florida.

Present and constituting a quorum were:

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

Also, present were:

Katie O'Rourke	District Manager, GMS
Savanah Hancock	District Counsel, Kilinski Van Wyk
Mr. Tindall Tindall	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the March 17, 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. Four 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.

March 17, 2026

Scenic Highway CDD

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 20, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the January 20, 2026 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. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the January 20, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Ms. O'Rourke asked for a motion to open the public hearing. Seeing no members of the public present still there are no public comments.

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

**A. Consideration of Resolution 2026-04 Adopting Amended Parking Rules**

Ms. O'Rourke presented Resolution 2026-04 adopting parking rules. She noted that the Board had reviewed these in January and they have not changed.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-04 Adopting Amended Parking Rules, 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 Proposal for No Stopping, Idling or Standing Signage**

Ms. O'Rourke presented a proposal for no stopping, idling or standing signage on page 20 of the agenda package. She noted that there were some requests from residents in the community and HOA board members to install these signs, as they said a lot of parents are standing and

March 17, 2026

Scenic Highway CDD

stopping right at the entrance for the bus stop to pick up and drop off and it's causing a lot of traffic backups. Mr. Tindall reviewed the map of where the signs could be installed.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for No stopping, Idling or standing signage, was approved.

**SIXTH ORDER OF BUSINESS****Ratification of Polk County Contract Agreement**

Ms. O'Rourke presented the Polk County Contract Agreement on page 23 of the agenda package. This is the standard agreement that they enter each year so the Board can provide a listing of parcels and can collect assessments on the tax roll. She noted that this agreement is already executed and staff is seeking a motion to ratify.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Polk County Contract Agreement, was ratified.

**SEVENTH ORDER OF BUSINESS****Presentation of Arbitrage Report – Series 2020**

Ms. O'Rourke stated under Internal Revenue Code the District needs to demonstrate that it does not earn more interest than is paid on the bonds. This begins on page 4 of the report. She pointed out the negative amount listed indicating that they don't earn more interest.

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

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Hancock reminded the Board about the required ethics training. She stated the legislature is over and they will start incorporating all the new changes that need to be made over the next few months. Most of them will go into effect in July 1<sup>st</sup> and some will hold off until January 1<sup>st</sup>.

March 17, 2026

Scenic Highway CDD

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Tindall presented the Field Manager's report on page 48. He stated that general maintenance of the facility is doing good. There was a graffiti on the outside wall which is noted as in progress but it was resolved prior to the meeting. He stated there was some trees trimming around the facility that was due, and that was taken care of. They mulched prior to this week to make the facility a littler nicer and stabilize the soil. He noted they are assessing some of the pond shoulders for general wear and tear. There are some runoffs from homes, and they're looking at that and trying to get some numbers for replacement and repairs and that will be brought up at the upcoming meeting. He noted he will coordinate with the engineer on anything that needs to be done.

**i. Right of Way Tree Update**

Mr. Tindall stated they are trying to keep up with the city and their requested requirements and timeline. The tree replacement cost proposed adding a third weekly watering day, (Mon/Wed/Fri) due to sandy soil, hills, drainage, drought, stress, and vandalism. The updated estimated cost per tree would be \$2,767.50, previously \$1,800.75. The estimated total was \$69,187.50 for 25 trees.

On MOTION by Ms. Spencer, seconded by Ms. Shockley with all in favor, the Right of Way Tree Replacing 25 Trees NTE \$69,187.50, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. O'Rourke presented the Check Register on page 51. This is a summary of checks written from January 8<sup>th</sup> through March 6<sup>th</sup> totaling \$943,250.30.

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

March 17, 2026

Scenic Highway CDD

**ii. Balance Sheet and Income Statement**

Ms. O'Rourke presented the unaudited financials through January 31, 2026. No action is required by the Board.

**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. 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