

**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, **April 21, 2026**, at 10:33 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
Lindsey Roden
Jessica Spencer
Joe Braddy
Kristin Cassidy

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also, present were:

Katie O'Rourke
Savanah Hancock
Marshall Tindall
Matt Fisher

District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS
Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 21, 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 March 17, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the March 17, 2026 Board of Supervisor's meeting and asked for any comments, corrections, or questions. There were no comments from the Board.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Minutes of the March 17, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt**

Ms. O'Rourke stated the public hearing will be held on July 21, 2026 at 10:30 a.m. She noted the budget does not propose at budget increase at this time. She explained the revenues come from the CDD maintenance and special assessments collected on tax roll from the county. She provided an overall summary of the budget changes. These includes GMS management fee is proposing a 5% increase, insurance had an increase, field management services will increase 5%, and the main driver of field expenses going up is the addition of a line specifically for storm water repairs. The amenity janitorial line item has increased to \$2,100, The pool vendor has requested an increase by 3%, and there is an increase in amenity access management. The total field expenditures section includes a \$15,000 increase.

Ms. O'Rourke stated the overall proposed budget is \$635,542, and revenues are at the same amount, so this provides for a balanced budget. She noted there are 368 units that will pay a gross amount of \$1,857 for the operations and maintenance assessment. The debt service assessment also includes 368 units with the gross amount of \$1,344 per unit. She reviewed the amortization schedule on how payments are scheduled, and noted that the debt assessment will retire in 2051.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt, for July 21, 2026 at 10:30 a.m. at PRIME Offices, was approved.

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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-06
Relating to General Election Qualifying
Period and Procedure**

Ms. O'Rourke presented the resolution relating to the general election. She noted there are two seats that will be transitioning to the general election process in November. They are Seat #1 and #3. She added the qualifying time period for interested residents is June 8th at noon through noon on June 12th.

On MOTION by Ms. Shockley seconded by Ms. Roden, with all in favor, Resolution 2026-06 Relating to the General Election Qualifying period and Procedure, was approved.

SIXTH ORDER OF BUSINESS**Discussion of Right of Way Trees**

Ms. O'Rourke presented a spreadsheet report on the right of way trees. The Board decide for each member to reach out to the HOA and the combine notes. The Board had several questions on city zoning requirements and types of trees allowed. They discussed HOA compliance, requirements, and options. Chair Bobbie Shockley was going to investigate the likelihood of the HOA taking over ownership for the ROW trees.

Ms. O'Rourke noted they would only be sending letters to the residents with dead or missing trees. But after board discussion on tree replacements, vendors, warranties, and possible conveyance of land, it was decided to wait and see what the chair was able to determine.

SEVENTH ORDER OF BUSINESS**Termination of Towing Services
Agreement with Downtown Tow & Hold
LLC**

Ms. O'Rourke presented the termination of the agreement with Downtown Tow & Hold. As the company has dissolved the board agreed to terminate their agreement.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Termination of Towing Services Agreement with Downtown Tow & Hold, LLC, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports**

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A. Attorney

Ms. Hancock stated she had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the field managers' report to include maintenance issues, irrigation issues, trash pickup, and he indicated that the landscape proposal will be presented at next meeting.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register. This is a summary of checks written from March 7, 2026 through April 9, 2026 totaling \$34,598.86.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Check Register, was approved.
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ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financials. 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. Shockley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

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Scenic Highway CDD

Signed by:

Katie O'Rourke

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Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman/Vice Chairman