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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, **July 21, 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
Kristin Cassidy	Assistant Secretary

Also, present were:

Katie O'Rourke	District Manager, GMS
Savanah Hancock	District Counsel, Kilinski Van Wyk
Matt Fisher	Field Manager, GMS

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

Ms. O'Rourke presented the minutes from the April 21,2026 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. Shockley seconded by Ms. Roden, with all in favor, the Minutes of the April 21, 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.

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

A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. O'Rourke stated during the public hearing the District was required to provide an opportunity for public comment, but no members of the public were present either in person or on Zoom. She stated that Resolution 2026-07 would adopt the Fiscal Year 2027 budget for October 1, 2026 through September 30, 2027. The final budget had no substantive changes from the proposed version, other than updated financial actuals through the end of May, and it maintained no increase in resident assessments.

She noted stated that after the budget was adopted, the District needed to establish the funding mechanism through Resolution 2026-08, which would impose operations and maintenance special assessments and certify the assessment roll for collection on the Polk County tax bill.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

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

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. O'Rourke stated that Resolution 2026-08 imposes special assessments and certifies the Fiscal Year 2027 assessment roll. She explained that the assessment roll identifies each parcel within the District, along with the corresponding debt service and operations and maintenance assessments. She also noted that a copy of the assessment roll was available for review if anyone wanted to see it.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. O'Rourke stated that the next agenda item was the adoption of the Fiscal Year 2027 meeting schedule through Resolution 2026-09. She noted that the schedule appeared on page 43 of the agenda package and that all proposed meeting dates were set for the third Tuesday of each month at 10:30 a.m. at the Prime location. She noted that, if the schedule worked for the Board, a motion to approve would be needed.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Designating a Date, Time & Location for a Landowners' Election**

Ms. O'Rourke stated that Resolution 2026-10 designates the date, time, and location for the landowner's election. She explained that the District holds a landowner's election every two

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years in November and must announce the election date at least 90 days in advance. The proposed election date was November 17, 2026 at 10:30 a.m., in line with the regularly scheduled meeting.

She stated that the election notice would be posted on the CDD's website and that the resolution included instructions, proxy forms, and a sample ballot available from the District manager's office upon request. She noted that one seat, Seat 5, currently held by Bobbie Shockley, would be up for election, and noted that the Board would not be required to attend if no regular meeting was held that day.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Designating a Date, Time & Location for a Landowners' Election, was approved.

EIGHTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. O'Rourke stated that the next agenda item, on page 52 of the agenda package, was the review and acceptance of the Fiscal Year 2025 audit report. She explained that all CDDs are required to undergo an annual independent audit, and this audit was performed by DiBartolomeo, McBee, Hartley and Barnes. She noted that the report to management showed no findings of non-compliance and no recommendations for corrective action, meaning it was a clean audit.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

NINTH ORDER OF BUSINESS **Ratification of Towing Services Agreement with Bolton's Towing**

Ms. O'Rourke stated that the next agenda item was ratification of the towing services agreement with Bolton's Towing, located on page 91 of the agenda package. She explained that the agreement had already been approved outside of a meeting, so the Board was being asked to ratify it.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Towing Services Agreement with Bolton's Towing, was ratified.

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TENTH ORDER OF BUSINESS **Ratification of Amendment to Pool Services Agreement with Resort Pools for Temporary Fuel Surcharge**

Ms. O'Rourke stated next item is ratification of an amendment to the pool services agreement with Resort Pools. The amendment was for a temporary fuel surcharge of $50 per month, similar to surcharges Resort Pools had put forward in other CDDs. She noted that the amendment had been signed outside of a meeting.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Amendment to Pool Services Agreement with Resort Pools for Temporary Fuel Surcharge, was ratified.

ELEVETH ORDER OF BUSINESS **Ratification of Fuel Surcharge Agreement with Prince & Sons**

Ms. O'Rourke stated that the next agenda item was ratification of the fuel surcharge agreement with Prince and Sons. She explained that the agreement had been signed outside of a meeting and followed the same parameters as the prior fuel surcharge agreements.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Fuel Surcharge Agreement with Prince & Sons, was ratified.

TWELTH ORDER OF BUSINESS **Ratification of License Agreement for Community Events with Magnolia Park HOA**

Ms. O'Rourke stated that the next agenda item was ratification of a license agreement for community events with the Magnolia Park HOA. She explained that the agreement was prepared because the HOA wanted to hold a food truck event, but there was no current agreement in place, and the event was scheduled to occur before the next Board meeting. She noted that Ms. Hancock drafted the agreement outside of a meeting so the event could proceed.

Ms. Hancock added that the agreement was similar to agreements used in other Districts, lasts for each fiscal year, and automatically renews. She explained that if the HOA wants to use an amenity center for an event, it only needs to submit the request to GMS within the required timeframe for approval, so a new agreement is not needed each time. She noted that this structure has worked well elsewhere and is easier for HOAs to use.

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> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the License Agreement for Community Events with Magnolia Park HOA, was ratified.

THIRTEENTH ORDER OF BUSINESS Right of Way Tree Discussion

A. Inspection Report

B. Proposal

Mr. Fisher explained that the iPad version was not accurate and that the handout report should be used. He stated that the Board had previously approved replacement of the non-highlighted trees at the March meeting, while the highlighted trees were additional trees documented as dead or missing. He recommended moving forward with the previously approved work at a not-to-exceed amount of $69,187.50, which included replacement of 25 trees and third-day watering by Prince and Sons to maintain the six-month warranty. He explained that the extra watering was needed because of sandy soil, potential vandalism, and uncertainty about residents watering the trees.

Mr. Fisher also stated that the newly highlighted areas could be tracked separately, possibly through a new spreadsheet, and addressed later in the year. He added that Haines City had not sent any new notices to him or Marshall and believed that showing progress should be sufficient.

A board member asked about HOA notice before repairs, and Mr. Fisher confirmed he could send photos of each tree by email.

Ms. O'Rourke clarified that the approximately $69,000 amount was for the 25 trees. Mr. Fisher confirmed that the amount covered 25 trees with third-day watering and was within budget. Ms. Hancock asked whether the work covered the full list or only part of it, and Mr. Fisher clarified that it covered only the unhighlighted trees. Ms. O'Rourke noted that there was $105,000 in the line item, which left room for the highlighted trees as well, and that the previously approved work was informational because it had already been approved at an earlier meeting.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Field Manager's Report

Mr. Fisher reported that the maintenance team had removed rust from the building and mailboxes and stated he planned to look into a possible rust filter for the well during the slow season because the well-water irrigation appeared to be causing rust on the facility and surrounding

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areas. He also noted that pressure washing had been completed, including work related to the playgrounds and pavers.

Mr. Fisher discussed the pool handicap lift, explaining that a warranty repair was pending. Resort Pools had the necessary part in hand and would schedule the repair, and he planned to follow up with Simon after the meeting. He explained that the lift still worked if the handle was kept in the correct position, but if the handle was hyperextended, it would stop, causing residents to report that it was not working. The part was covered under warranty, but the District would be responsible for labor.

i. Ratification of Prince Proposal for Tree Strapping

Mr. Fisher reported that a vehicle had struck an oak tree in the median near the monument. Prince and Sons provided a $250 quote to stand the tree back up and strap it, and that quote had been signed outside the meeting for ratification. Ms. O'Rourke noted that the quote was on page 128. Ms. Spencer asked whether the District could recover the cost, and Ms. Fisher stated he had sent everything to the District's insurer, which was working with the at-fault party's insurance. He also sent Aegis the replacement quote from Prince and Sons because he did not think the tree would survive. He stated he obtained the police report from the Haines City Police Department and that the at-fault party had provided insurance information to the police. The tree was turning brown and appeared to have died. The Board ratified the $250 quote, and the motion carried.

Ms. Spencer returned to the right-of-way tree issue and asked about the additional seven trees beyond the previously approved 25. Mr. Fisher clarified that the existing not-to-exceed amount applied only to the 25 trees. Ms. Spencer asked whether he could obtain an additional proposal for the seven trees so the Board could consider adding them and possibly completing all the work at once. Mr. Fisher agreed to bring back an additional proposal for the seven trees with third-day watering and noted he believed it would fall within the budget, pending confirmation of the math. He also stated he would resend photos of the new trees and the prior photo supplement for each property. A board member asked whether the information should be sent to the whole Board, Mr. Fisher agreed and noted he would get everyone's email from Katie and blind copy everyone.

On MOTION by Ms. Shockley, seconded by Ms. Spencer with all in favor, the Prince Proposal for Tree Strapping, was ratified.

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B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the Check Register on page 131. This is a summary of checks written from April 10^{th} through July 8^{th} totaling $91,619.11.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financials on page 140 through May 31, 2026. No action is required by the Board.

iii. Presentation of Number of Registered Voters: 461

Ms. O'Rourke stated that, under the District Manager's report, the Board next had the announcement of the number of registered voters on page 153 of the agenda package. She reported that, as of April 15, there were 461 registered voters within the community.

iv. Goals & Objectives

1. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. O'Rourke stated that the Board next moved to the goals and objectives section. The first item was adoption of the Fiscal Year 2027 goals and objectives, beginning on page 156 of the agenda package. She explained that the goals and objectives were the same as the current fiscal year's version and that no changes had been made. She requested a motion to approve.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

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2. Authorizing Chait to Execute Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke asked for a motion to approve authorizing the Chair to execute the current fiscal year's goals and objectives at the end of the fiscal year. She explained that the document would be sent to Ms. Shockley for signature to confirm completion and noted that the District was on track to complete all of the goals and objectives again this year.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

v. Discussion of August Meeting (Holiday Inn Not Available)

Ms. O'Rourke stated that the Board also needed to discuss the August meeting location. She explained that the Holiday Inn was not available for the meeting date, so the meeting location could be moved to Prime. She noted that although there was nothing currently on the agenda, the Board could meet at Prime if a meeting was needed or cancel the meeting if not. After confirming there were no objections, she stated that the August meeting would be moved to Prime.

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. Schockley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Signed by:
Katie O'Rourke
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Signed by:
Bobbie Shockley
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March 17, 2026 Scenic Highway CDD

Secretary/Assistant Secretary Chairman/Vice Chairman

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