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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, **September 15, 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	Vice 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 September 15, 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 July 21, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the July 21, 2026 Board of Supervisors meeting minutes. Ms. Shockley noted that information appeared to be missing next to Kristin's name. Ms. O'Rourke acknowledged the issue and asked the Board to approve the minutes as amended.

> On MOTION by Ms. Shockley seconded by Ms. Roden, with all in favor, the Minutes of the July 21, 2026 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Declaring Seats 1 & 3 Vacant**

Ms. O'Rourke presented Resolution 2026-11 to formally declare Board Seats 1 and 3 vacant. Although both seats were scheduled for the November 3 general election ballot and the required candidate-qualifying notice was published, no candidates qualified. The vacancies will therefore take effect on November 17, the second Tuesday following the election.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-11 Declaring Seats 1 & 3 Vacant, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposals for Holiday Décor**

Ms. O' Rourke reviewed three-year holiday décor proposals from Festive Glow and TPG Lighting against a $7,500 budget. Festive Glow initially proposed $7,500 but later reduced its offer to $7,300 after seeing TPG's lower proposal of approximately $7,376. Although both vendors were considered capable and Festive Glow had performed satisfactorily the previous year, members favored TPG because of its detailed proposal, local personnel, and multiple nightly inspections of the lights.

a. Festive Glow

The Board moved to terminate Festive Glow's automatically renewing contract.

> On MOTION by Ms. Shockley, seconded by Ms. Cassidy, with all in favor, Terminating the Festive Glow Contract, was approved.

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b. TPG Lighting

The Board moved to approve the TPG Lighting Proposal.

> On MOTION by Ms. Shockley, seconded by Ms. Cassidy, with all in favor, the TPG Lighting Proposal for Holiday Décor, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with DMHB**

Ms. O'Rourke presented an audit engagement letter from DiBartolomeo, McBee, Hartley & Barnes. The proposed audit fee was $3,450, matching the amount budgeted for the year.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with DMHB, was approved.

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

Ms. O'Rourke reviewed right-of-way tree replacements previously authorized for up to $69,187. Staff will remove addresses where residents have already replaced trees, add newly identified locations, confirm acceptable tree species with the city, and remain within the approved spending limit. No additional Board action was required. Board members also discussed the CDD's limited authority to compel homeowners to replace trees and the resulting cost-sharing concerns.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

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C. Field Manager's Report

i. Ratification of Prince Additional Services Order for Hit Tree Replacement

Mr. Fisher reported completed maintenance work, including entry gate painting, sign replacement, mailbox kiosk cleanup, pool equipment repairs, and fence monitoring. Staff will also inspect ponds and street signs and evaluate sod or seeding options using available field contingency funds.

The Board ratified work related to an oak tree struck by a vehicle after reimbursement was obtained from the responsible party's insurer.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Prince Additional Services Order for Hit Tree Replacement, was ratified.

ii. Consideration of Prince Proposal for Amenity Landscape Enhancements

Mr. Fisher presented a $1,200 proposal to improve the landscaping in front of the amenity facility before the holidays. He provided photographs of the existing landscaping and explained that the work would consist of minor plant infill, including Blue Daze and flax lilies, along with the installation of brown mulch to enhance the area's appearance. Ms. O'Rourke confirmed that sufficient funds remained in the landscape replacement budget, and the Board approved the proposal.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Prince Proposal for Amenity Landscape Enhancements, was approved.

iii. Consideration of CSS Increase and Renewal

Mr. Fisher reported that CSS, the District's cleaning vendor, requested a $25 monthly increase beginning in January 2027, raising the applicable monthly charge from $475 to $500. The Board discussed whether the increase applied only to the three-times-per-week service provided from October through April or also to the five-times-per-week service provided from May through September at $635 per month. Mr. Hancock noted that similar increases in other districts had applied only to the three-day schedule and recommended confirming the scope with CSS. A Board

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member considered the increase reasonable because the vendor had not raised its rate in approximately three years. Ms. O'Rourke stated that the cleaning-services budget was $11,840 and that, even if the $25 increase applied for all 12 months, the additional annual cost would be only $300, keeping the total expense within budget.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, CSS Increase and Renewal, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register on page 65. This is a summary of checks written from July 9th through August 31st totaling $47,206.20.

> On MOTION by Ms. Shockley, 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 on page 72 through July 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. Shockley, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Signed by: Katie O'Rourke 9B6110832D214E4...

Secretary/Assistant Secretary

Signed by: Lindsey Roden EF9D6E7F0BA44F4...

Chairman/Vice Chairman