

**MINUTES OF MEETING
PEACE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Peace Creek Community Development District was held on Wednesday, **March 29, 2022** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum were:

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|-----------------|---------------------|
| Adam Morgan | Chairman |
| Steve Greene | Assistant Secretary |
| Carrie Mitchell | Assistant Secretary |
| Jamie Furukawa | Assistant Secretary |

Also, present were:

| | |
|-------------------------------|-----------------------|
| Jill Burns | District Manager, GMS |
| Meredith Hammock | KE Law Group |
| Bryan Hunter <i>via Zoom</i> | Hunter Engineering |
| Brent Elliott <i>via Zoom</i> | |

The following is a summary of the discussions and actions taken at the March 29, 2022 Peace Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:30 a.m. Four Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present to provide comments. Ms. Burns noted for the record that Ms. Furukawa was sworn in prior to the meeting. Ms. Hammock reviewed the Florida Ethics laws and Sunshine law for Ms. Furukawa.

THIRD ORDER OF BUSINESS

Presentation and Approval of Amended and Restated Engineer's Report (Dated March 29, 2022) – ADDED

March 29, 2022

Peace Creek CDD

Mr. Hunter presented the Amended and Restated Engineer's Report, noting the changes incorporated added lands of 17.57 acres, and considers the residential unit counts, and the impact of the required improvements. The additional cost associated with the added lands and the added development which consist of 120 townhome subdivision is \$3.2 million. The general breakdown of those additional costs is provided in Exhibit 7 of the report.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Amended and Restated Engineer's Report (Dated March 29, 2022), was approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Amended and Restated Master Assessment Methodology (Dated March 29, 2022) - ADDED

Ms. Burns presented the Amended and Restated Master Assessment Methodology, and stated the updates were related to the additional acreage that was added. Table 1 shows the new breakdown of the development program that now has three product types. The townhome, the single family 40' lots, and the single family 50' lots. There are a total of 673 residential units within the community. Table 2 was updated with a new cost estimated that was in the Engineer's Report with a total of \$21,999,091. Table 3 shows an anticipate bond sizing of \$28,000,000. Table 5 shows the par debt per unit. The Board had no questions on the Master Methodology.

On MOTION by Mr. Greene, seconded by Mr. Morgan, with all in favor, the Amended and Restated Master Assessment Methodology (Dated March 29, 2022), was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-33 Directing Chairman and District Staff to File a Petition Amending District Boundaries

Ms. Burns stated that they would be adding 17.57 acres to the District and was in line with what was approved in the previous reports. Ms. Kilinski noted that pending approval, they would be able to file that today.

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On MOTION by Mr. Morgan, seconded by Ms. Mitchell, with all in favor, Resolution 2022-33 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement

Ms. Burns presented the Boundary Amendment Funding Agreement and asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Boundary Amendment Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-34 Amending and Restating Bond Authorization Resolution 2022-26 to Increase Validation Amount from \$24,000,000 to \$28,000,000 – ADDED

Ms. Burns presented the amended and restated bond authorization resolution. The only aspect of the resolution that had changed was the limit, validating \$28 million instead of \$24 million. The Board had no questions.

On MOTION by Mr. Morgan, seconded by Ms. Mitchell, with all in favor Resolution 2022-34 Amending and Restating Bond Authorization Resolution 2022-26 to Increase Validation Amount from \$24,000,000 to \$28,000,000, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated she did not have anything further.

B. Engineer

Mr. Hunter did not have anything for the Board.

C. District Manager’s Report

Ms. Burns noted the boundary amendment would be filed today and the validation complaint would be filed the same day or the next day.

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NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Mr. Elliot thanked everyone for their cooperation for the townhome project and for getting it done so quickly.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman