

**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 Tuesday, **February 14, 2023** at 10:45 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Jennifer Kilinski	District Counsel, KVV Law Group
Grace Kobitter	District Counsel, KVV Law Group
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Steve Sanford <i>by Zoom</i>	Bond Counsel, GT Law
Kayla Word	Appointed as Assistant Secretary

*The following is a summary of the discussions and actions taken at the February 14, 2023 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 10:45 a.m. Four Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public members present to provide comments.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Jamie Furukawa**

Ms. Burns asked for a motion to approve the resignation of Jamie Furukawa.

February 14, 2023

Peace Creek CDD

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Resignation from Jamie Furukawa, was approved.

**B. Appointment to Fill the Vacant Board Seat**

Ms. Burns asked for any nominations to fill the vacant seat. Mr. Morgan nominated Kayla Word. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Appointment of Kayla Word to Fill the Vacant Board Seat, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns administered the oath of office to Ms. Word.

**D. Consideration of Resolution 2023-01 Appointing Assistant Secretary**

Ms. Burns asked for a motion to appoint Ms. Word as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2023-01 Appointing Kayla Word as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 23, 2022 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the August 23, 2022 Board of Supervisor’s meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Minutes of the August 23, 2022 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of First Supplemental Assessment Methodology for Assessment Area One dated February 14, 2023**



February 14, 2023

Peace Creek CDD

**C. Completion Agreement**

Ms. Kilinski noted that the agreement stated that if the developer failed to complete the project, there would then be a contractual obligation to complete the project.

**D. Declaration of Consent**

Ms. Kilinski noted that the declaration of consent by the developer and by the landowner declared consent to the jurisdiction of the District.

**E. Notice of Special Assessments**

Ms. Kilinski noted that the notice of special assessments would be recorded once the bonds were closed so that the public was put on notice that there were assessments on their properties, as well as where they could find more information. Ms. Burns asked for a motion to approve the financing documents in substantial form.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Series 2023 Ancillary Financing Documents, were approved in substantial form.

**F. Consideration of Resolution 2023-03 Supplemental Delegation Assessment Resolution**

Ms. Kilinski presented the resolution, noting that it determined what amount of assessments would be levied on the property, while also delating authority to the Board to effectuate the terms of the bonds and make modifications to the reports that are consistent with the pricing on the bonds. She asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2023-03 Supplemental Delegation Assessment Resolution, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated that Polk County required an annual renewal of the contract agreement, adding that it allowed the property appraiser to send the information to the District so they could collect the assessments on roll.

February 14, 2023

Peace Creek CDD

**NINTH ORDER OF BUSINESS**

**Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated that Polk County required an annual renewal of the contract agreement, adding that it regarded not disclosing exempt parcels.

Ms. Burns asked for a motion to ratify Items 8 and 9.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Contract Agreement with Polk County Property Appraiser and the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, were ratified.

**TENTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

Ms. Burns suggested that the Board appoint themselves as the Audit Committee. She asked for a motion to approve if the Board had no questions.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Appointment of the Board as the Audit Committee, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kilinski stated that they were not anticipating having a supplemental meeting to handle any of the supplemental documents unless there is something that comes up outside of the delegation parameters. She asked for authorization from the Board to have a not-to-exceed amount of the construction account so that they could wire the funds before the next Board meeting in order to bring the documents back. The Board agreed, but there was no motion needed.

**B. Engineer**

Mr. Hunter stated that regarding construction, Phases 1 and 2 were mostly completed, adding that the roundabout at the entrance was almost completed. He also noted that the water system was completed and had been cleared. He added there was a delay in activating but that he would be reaching out to them to fix the delay of the offsite being cleared. There was discussion

