

**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, **April 26, 2022** at 9:35 a.m. at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850.

Present and constituting a quorum were:

Adam Morgan	Chair
Rob Bonin	Vice Chair
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	Hunter Engineering
Brent Elliott	Center State Development

The following is a summary of the discussions and actions taken at the April 26, 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. All five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no public members present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns conducted the oath of office to the new Supervisors. All five supervisors were sworn in.

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B. Consideration of Resolution 2022-35 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns noted that prior to the Board meeting there was a Landowners' Election held. The results were Mr. Morgan and Mr. Bonin were elected to serve four-year terms, and Mr. Greene, Ms. Mitchell, and Ms. Furukawa were elected to serve two-year terms.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2022-35 Canvassing and Certifying the Results of the Landowners' Election as outlined above, was approved.

C. Election of Officers

D. Resolution 2022-36 Electing Officers

Ms. Burns reviewed the current status of officers as: Mr. Morgan as Chair, no current Vice Chair, and Mr. Greene, Ms. Mitchell, Ms. Furukawa, and Ms. Toro as Assistant Secretaries. She noted GMS staff George Flint was previously appointed as Assistant Secretary, and herself as Secretary. Ms. Burns asked if the Board would like to keep these the same. A motion was made to update the officer listing to show Mr. Morgan as Chair, Mr. Bonin as Vice Chair, Ms. Burns as Secretary, and Mr. Greene, Ms. Mitchell, Ms. Furukawa, and Mr. Flint as Assistant Secretaries.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-36 Appointing Officers as updated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 9, 2022 Organizational Meeting and March 29, 2022 Board of Supervisors Meeting

Ms. Burns presented the March 9, 2022 organizational meeting minutes and the March 29, 2022 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the March 9, 2022 Organizational Meeting and the March 29, 2022 Board of Supervisors meeting, were approved.

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FIFTH ORDER OF BUSINESS**Ratification of Amended and Restated Engineer's Report (Dated April 14, 2022)**

Ms. Burns presented the Amended and Restated Engineer's Report (Dated April 14, 2022) to the Board for ratification and noted that the original Engineer's Report had been amended and restated to show the additional acreage brought in with the boundary amendment that was approved at the last meeting. It also includes an updated legal description and costs table to reflect the boundary parcels and updated costs. Ms. Burns noted that the Engineer Mr. Hunter was at the meeting if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amended and Restated Engineer's Report (Dated April 14, 2022), was ratified.

SIXTH ORDER OF BUSINESS**Ratification of Amended and Restated Master Assessment Methodology Report (Dated April 26, 2022)**

Ms. Burns presented the Amended and Restated Master Assessment Methodology Report (Dated April 26, 2022) to the Board for ratification and noted that the original Methodology Report had been amended and restated to show the additional acreage brought in with the boundary amendment that was approved at the last meeting. It also includes an updated legal description and Table 7 to reflect the boundary parcels and updated costs. Ms. Burns noted that she would be happy to answer them if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amended and Restated Master Assessment Methodology (Dated April 26, 2022), was ratified.

SEVENTH ORDER OF BUSINESS**Ratification of Amendment to Resolution 2022-33 Directing Chairman and District Staff to File a Petition Amending District Boundaries**

Ms. Burns noted that with the addition of the boundary amendment parcels, previously approved resolution 2022-33 was amended to reflect the slight change in acreage. The resolution was included in the agenda package for the Board to ratify. Ms. Burns noted that she would be happy to answer them if the Board had any questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Amendment to Resolution 2022-33 Directing Chairman

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and District Staff to File a Petition Amending District Boundaries, was ratified.

EIGHTH ORDER OF BUSINESS

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

Ms. Burns noted that with the addition of the boundary amendment parcels, previously approved resolution 2022-34 was amended to reflect the slight change in acreage. The resolution was included in the agenda package for the Board to ratify. Ms. Burns noted that she would be happy to answer them if the Board had any questions.

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

NINTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns stated that the mailed notice was sent to all property owners in the District at least 30 days prior to the hearing date and a published notice was sent to the newspaper as required by Florida Statutes. Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

i. Engineer’s Report

Mr. Hunter reviewed the Engineer’s Report used for the mailed notices dated March 9, 2022 for the Board. He noted that at the time of the notice the Peace Creek CDD was comprised of 154.05 acres with approximately 553 single family lots, recreation and amenity areas, and associated infrastructure. Elements of the CIP is described and shown within the report with an ultimate cost for the improvements of \$18,755,500. He stated that they believe these are good costs to be able to build the project.

District Counsel asked if the cost estimates in the Engineer’s Report reasonable and proper in Mr. Hunter’s professional opinion, and Mr. Hunter answered yes, they are. District Counsel

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asked if in Mr. Hunter's professional opinion is there any reason that the proposed improvement projects could not be carried out, and Mr. Hunter answered in his opinion he believes they can build this project as shown.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Master Assessment Methodology

Ms. Burns presented the Master Assessment Methodology dated March 9, 2022 used for the mailed notices. She noted that this assessment report allocates the debt to properties that benefit from the District's Capital Improvement Plan that Mr. Hunter reviewed in the Engineer's Report. The assessment report will be supplemented with one or more methodologies to reflect the actual terms and conditions at the time the District issues each series of bonds, and the Master Assessment Methodology report reflects maximum par amount of bond the District may issue.

Ms. Burns reviewed the tables. Table 1 shows two product types, the single family 40' lot and the single family 50' lot. At the time of notice, there were anticipated to be a total of 553 lots within the District. The 40' lots have been assigned an ERU of 1.0 and the 50' lots an ERU of 1.20. Table 2 shows the cost estimates that are outlined in the Engineer's Report, a total of \$18,755,500. There is a bond sizing of \$24,000,000 that the District will seek to validate. Table 4 shows the improvement cost per unit. Table 5 shows the par debt per unit, for the 40' lots it will be \$39,578 and for the 50' lots it will be \$47,493. Table 6 shows the net and gross annual debt assessment per unit. If the District issues \$24,000,000 in bonds, the gross annual debt assessment on the 40' lot is anticipated to be \$3,092 and the 50' lot is anticipated to be \$3,710. Table 7 shows a preliminary assessment roll that allocates debt to each of the parcels within the community by acre. All the lots are owned by Lennar Homes, LLC.

District Counsel asked if in Ms. Burns' professional opinion are the assessments in line with the current market. Ms. Burns answered yes. District Counsel asked if it was Ms. Burns' professional opinion that there is sufficient benefit received by the parcels from the project equal to or exceeding the assessments and Ms. Burns answered yes. District Counsel asked if it was Ms. Burns' professional opinion that the assessments are fairly and reasonably apportioned across the product types. Ms. Burns answered yes, they are.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Master Assessment Methodology, was approved.

iii. Consideration of Resolution 2022-37 Levying Special Assessments

Ms. Burns reviewed the resolution for the Board. The Board had no questions.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-37 Levying Special Assessments, was approved.

iv. Consideration of Notice of Special Assessments

Ms. Burns asked for authorization for District Counsel to record this in the public records.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Notice of Special Assessments and Authorization for Counsel to Record, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-38 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns noted that this will allow the District to use the Polk County tax bill to collect assessments when the District is ready to do so. The Board had no questions on the resolution.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-38 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

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On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-39 Adopting the Rules of Procedure

Ms. Burns noted that this is the same set of rules that were presented to the Board at the organizational meeting and the proposed rules have not changed between the organizational meeting and this meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2022-39 Adopting the Rules of Procedure, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Closing the Public Hearing, was approved.

TENTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Ms. Burns noted that they received two responses to the District’s published RFQ for Engineering Services, one from Hunter Engineering and one from Lighthouse Engineering. After Board discussion regarding the proposals and how they matched the ranking criteria, the Board decided to rank Hunter Engineering #1 with 95 points and Lighthouse Engineering #2 with 88 points. Ms. Burns then asked for a motion for Staff to send the Notice of Intent to Award to Hunter Engineering, as well as a motion authorizing the Chairperson to sign the agreement with Hunter Engineering and any work authorization they may have.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Ranking the Proposals for District Engineering Services with Hunter Engineering Ranked #1, and Authorizing Staff to send a

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Notice of Intent to Award, and Authorizing Chairperson to sign the agreement with Hunter Engineering, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock noted that the validation hearing for the Boundary Amendment is scheduled for June 13, 2022, and the Bond Validation hearing is scheduled for June 27, 2022 at 11:00 AM.

B. Engineer

Mr. Hunter had nothing further.

C. District Manager’s Report

Ms. Burns had nothing further to report.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

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

Jill Burns

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman