

**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, **May 24, 2022** at 9:32 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 <i>via Zoom</i>	Vice Chairman
Steve Greene	Assistant Secretary
Carrie Mitchell	Assistant Secretary
Jamie Furukawa	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Jake Whealdon	KE Law Group
Lauren Gentry <i>via Zoom</i>	KE Law Group
Bryan Hunter <i>via Zoom</i>	Hunter Engineering

*The following is a summary of the discussions and actions taken at the May 24, 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 9:32 a.m. Four Supervisors were present constituting a quorum and one Supervisor joined via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public members present to provide comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 26, 2022  
Landowners' Meeting and Board of  
Supervisors Meeting**

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Ms. Burns asked for any questions, comments, or corrections to the April 26, 2022 landowners’ meeting and Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Mitchell, with all in favor, the Minutes of the April 26, 2022 Landowners’ Meeting and the Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS                      Public Hearings**

Ms. Burns stated that they advertised for the public hearing for the Fiscal Year 2022 and 2023 budgets.

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

**A. Public Hearing on the Adoption of the Fiscal Year 2021/2022 and 2022/2023 Budgets**

Ms. Burns stated again that there were no members of the public present to provide comment.

**i. Consideration of Resolution 2022-40 Adopting the District’s Fiscal Year 2021/2022 Budget and Appropriating Funds**

Ms. Burns stated that Resolution 2022-40 adopting the District’s Fiscal Year 2022 budget was included in their package. She stated that the 2023 budget was not included. She noted that when they started to look at some of the development timelines, there were still a few things that were outstanding. She noted that the intent today was to adopt the 2022 budget, which would be the prorated admin budget for the current fiscal year that they were in. She stated that they would continue the public hearing to the August meeting at which time they would be able to adopt the budget for 2023 when they have a little better time of amenity openings, etc.

Ms. Burns stated that the budget that was included was for the current fiscal year, and it was just prorated administrative expenses from the time the District was established through the end of the fiscal year which ends September 30<sup>th</sup>. She stated that the total amount for 2022 was \$75,516. She noted that it would be the first column that they were looking to adopt. She stated that with the second column, they would refine and go into the field contingency. Mr. Morgan asked if this would be developer funded. Ms. Burns responded that was correct and that it would

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be funded as incurred. Mr. Morgan asked if Lennar would be the developer funding it considering Lennar was not developing it and doesn't own it. Ms. Burns responded that if they recall back to the organizational meeting, they had a Developer Funding Agreement, and it was for Lennar.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2022-40 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds, was approved.

**ii. Continuation of Public Hearing on Fiscal Year 2022/2023 Budget to Tuesday, August 23, 2022**

Ms. Burns stated that instead of closing the public hearing, they were going to continue the public hearing to Tuesday, August 23<sup>rd</sup> at 9:30 a.m. at their current location, which was their regular August meeting.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Continuing the Public Hearing to Tuesday, August 23, 2022 at 9:30 a.m., was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Whealdon had nothing to report.

**B. Engineer**

Mr. Hunter stated that projects were under construction presently onsite and offsite. He noted that he received an update this morning from center stage project manager, and all was well. He stated that there were no notable concerns expressed. He stated that the project manager gave him itemized updates as to where the contractor stood with the grading, water, and utilities. He noted that they appeared to be ahead of their published schedule and that he saw no reason that they could not meet their targets of Phase 1 and Phase 2 completion in November as well as Phase 3 at the end of January 2023. He stated that they went back to Polk County on their engineering bid with quest to design and permit a roundabout entrance. He noted to be almost complete with that design and that they had submitted it. They received a few comments back from Polk County that were rather insignificant and that they intend to make their response back to the county this week in hopes to have it approved within a couple of weeks.

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**C. District Manager’s Report**

**i. Presentation of Number of Registered Voters – 0**

Ms. Burns noted that they were required to determine the number of registered voters within the District as of April 15<sup>th</sup> of each year and that number was zero.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

*Jill Burns*

Secretary/Assistant Secretary

*Adam Morgan*

Chairman/Vice Chairman