

**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, **March 14, 2023** at 11:05 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum were:

|              |                     |
|--------------|---------------------|
| Adam Morgan  | Chairman            |
| Steve Greene | Assistant Secretary |
| Carrie Dazzo | Assistant Secretary |
| Kayla Word   | Assistant Secretary |

Also, present were:

|                             |                                       |
|-----------------------------|---------------------------------------|
| Tricia Adams                | District Manager, GMS                 |
| Grace Kobitter              | District Counsel, KVV Law Group       |
| Bryan Hunter <i>by Zoom</i> | District Engineer, Hunter Engineering |

*The following is a summary of the discussions and actions taken at the March 14, 2023 Peace Creek Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 11:05 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**

**Approval of Minutes of the February 14, 2023  
Board of Supervisors Meeting and Audit  
Committee Meeting**

Ms. Adams asked for any questions, comments, or corrections to the February 14, 2023 Board of Supervisor's meeting or the Audit Committee meeting minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the February 14, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Ms. Adams stated that earlier they had the Audit Committee meeting. As a result of the Audit Committee meeting, Grau & Associates ranked as the #1 auditor. She noted that they would have a motion to accept the rankings and implicit with that motion will be directing staff to put together the five-year Audit Agreement. She explained that each special district Community Development District was required to undergo an annual independent audit process and they were due to be filed with the State by June 30<sup>th</sup> of each year. She also noted that implicit with this would also be the engagement letter for the first audit, which would be the Fiscal Year 2022 audit.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Kobitter had nothing to report to the Board. Mr. Morgan asked if they were moving along on bonds. Ms. Kobitter responded that bond counsel was wrapping up a few items that they hoped to complete this week and should post shortly after that.

##### **B. Engineer**

Mr. Hunter stated that as they get toward the tail end of the project, they were starting to see as-builts and test results, which part of that was videos. He further explained that it was a standard process. He stated that in Phase 3 of the project they were observing an unusual number of defects or construction issues with the storm sewer system. Mr. Morgan asked if it had been paved. Mr. Hunter responded not Phase 3, but Phases 1 and 2 were good. There were only a couple of issues on the offsite. He explained that the reason he brought it up was because he had never saw this number of issues on the videos. He stated that they had summarized all the issues on a

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spreadsheet. He noted that what a typical fix would be for such issues according to the DOT recommendations, but there is a lot of it, and it is expensive. Mr. Morgan asked what kind of failures they were seeing in the pipe. Mr. Hunter responded that it was mainly a lot of cracks. Mr. Morgan asked if they might have got a bad batch of pipe. Mr. Hunter responded that they had not said that, but they needed to get to the bottom of it and figure out what the remedy is. Mr. Morgan asked what the pave date was for Phase 3. Mr. Hunter responded that he wasn't sure, but they were not paving until they get these issues fixed. Mr. Morgan asked Mr. Hunter if he could forward him the spreadsheet that he put together. Ms. Adams asked Mr. Hunter if he could copy Jill Burns on that list of deficiencies spreadsheet also. She also asked if Mr. Hunter was recommending a structural engineer right now or was this something that they would monitor and come back seeking approval for a structural engineer. Mr. Hunter responded that he would feel a lot better with a specialty engineer that could weigh in on this. Mr. Morgan stated that if Mr. Hunter would send him the spreadsheet, he would loop Rod in. Then, Rod and Mark McDonald will have to talk to Reggie about this. It is not a CDD issue. Mr. Hunter stated that he just wanted everyone to be aware because he had not seen one yet that had this number of issues.

Mr. Hunter noted that they all wanted to make the right call because once this stuff is paved over and finished, he didn't want to have any problems down the road. Mr. Morgan explained that he could tell by the tone of Mr. Hunter's voice that there was concern, so they needed to clear this up as soon as possible and he appreciated him bring this up. Ms. Adams asked Mr. Hunter if there was anything else to report to the Board. Mr. Hunter asked if there was any person on the Board that he could communicate with in between Board meetings. Ms. Adams responded that if there were issues that come up in between Board meetings, he could reach out to the Chair, but noted to always copy Jill Burns. Mr. Morgan clarified that since this was not CDD business related, he was free to talk.

### **C. District Manager's Report**

#### **i. Consideration of Funding Request #9**

Ms. Adams presented funding requests #9 and the total amount was \$4,248.78. She asked for a motion to ratify.

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| On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Request #9, was ratified. |
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**ii. Balance Sheet & Income Statement**

Ms. Adams noted that the financial statements were included in the agenda. These were through the end of January. The Board did not have any questions.

**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. Word, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

*Adam Morgan*

Chairman/Vice Chairman