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, **June 13, 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
Rob Bonin	Vice Chair
Steve Greene	Assistant Secretary
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

Tricia Adams Grace Kobitter *by Zoom* District Manager, GMS District Counsel, KVW Law Group

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 10:45 a.m. Five 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 March 14, 2023 Board of Supervisors Meeting and Audit Committee Meeting

Ms. Adams asked for any questions, comments, or corrections to the March 14, 2023 Board

of Supervisor's meeting or the Audit Committee meeting minutes. The Board had no changes to the minutes.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 15, 2023) Declaring Special Assessments, and Setting the Public Hearing on Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operation and Maintenance Budget

Ms. Adams noted that the District is required to have the proposed budget approved by June 15th making this a time sensitive mater. Approval of this resolution not only approves the proposed budget but also declares a first time O&M assessments in accordance with Florida statutes setting the public hearing for Tuesday, August 15, 2023 at 10:45 a.m. The date does allow for the 60-day requirement between approval of the proposed budget and the budget adoption as stated in Florida Statute along with all the other District requirements. Ms. Adams went over a summary of the proposed budget for the Board stating that the District is transitioning from developer contribution to on roll and off roll assessments. The platted lots are on roll assessments with the CDD Operations and Maintenance fee being included in the non-ad valorem section of the property tax bill and a direct bill for assessments to the property owner.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget) Declaring Special Assessments, and Setting the Public Hearing on Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operation and Maintenance Budget on August 15, 2023, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Ratifying the Series 2023 Bonds

Ms. Adams noted that this item in the agenda is relative to the Series 2023 bonds which were recently issued, and the resolution ratifies the actions of the Board regarding the sale and closing of the \$12,000,000 bonds. Ms. Kobitter, District counsel offered to answer any questions to the Board. Hearing none, Ms. Adams asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2023-05 Ratifying the Series 2023 Bonds, was approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2023-06 Authorizing Bank Account Signatories

Ms. Adams stated that the next agenda item is an administrative matter that would authorize the District appointed the treasurer, assistant treasurer, and secretary to have the ability to be signers on the public depository account with the local bank.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2023-06 Authorizing Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESSConsiderationofResolution2023-07Adopting an Assistant Treasurer

Ms. Adams noted that this resolution appoints Darrin Mossing president of GMS office as Assistant Treasure to the District allowing him to accomplish things during busier times such as the audit and budget seasons to assist with the financial records of the District.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2023-07 Adopting an Assistant Treasurer, was approved.

EIGHTH ORDER OF BUSINESS

ADDED: Authorization of Staff to Prepare Property Conveyance Documents and Authorizing the Chair to Execute

Due to the development moving along rapidly, there may already be property that is ready to be conveyed to the District from the landowner. Mr. Morgan added that there are some pond tracts and common area tracts that will be ready very soon. Due to this, Ms. Adams asked the Board to authorize District Counsel and District Engineer the ability to work on the conveyance document while also authorizing the Chair to execute to bring back to a future meeting for ratification.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Authorization of Staff to Prepare Property Conveyance Documents and Authorizing the Chair to Execute those Documents, was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Kobitter had nothing additional to the Board and offered to answer any questions. There being none, the next item followed.

B. Engineer

Ms. Adams informed the Board that the District Engineer provided a couple of updates that things are moving along, and lift stations have started. There being nothing else, the next item followed.

C. District Manager's Report

i. Consideration of Funding Request #10, #11, and #12

Ms. Adams stated that these funding requests are included in the agenda packet for the Board's review. She also asked the Board if they would like a motion to approve all three funding requests as a slate of approval and they agreed.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Requests #10, #11, and #12, were ratified.

ii. Balance Sheet & Income Statement

Ms. Adams noted that the financial statements were included in the agenda. The Board did not have any questions and there was no action required at this time.

iii. Presentation of Number of Registered Voters – 0

iv. Reminder to Board to File Form 1's with the Supervisor of Elections

These need to be filed in the county the Board Member resides in and turned in by July 1,

2023 via mail or email. If they need assistance, they should reach out to her.

TENTH ORDER OF BUSINESS Other Business

Dry ponds will need to be disced and the Board talked about getting that done and that as far as landscape maintenance is concerned it should be added to the bid of responsibilities for services when seeking a landscaper.

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

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

till Burns

Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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