

**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	District Manager, GMS
Grace Kobitter <i>by Zoom</i>	District Counsel, KVV 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.

March 14, 2023

Peace Creek CDD

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 15<sup>th</sup> 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.



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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**

