

**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, **September 12, 2023** at 10:45 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	District Counsel, KVV Law Group
Jill Burns	District Manager, GMS
Bryan Hunter	District Engineer, Hunter Engineering
Allen Bailey	Field Services, GMS
Clayton Smith	Field Services, GMS

The following is a summary of the discussions and actions taken at the September 12, 2023 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 10:45 a.m. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present nor any members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 15, 2023
Board of Supervisors Meeting**

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Ms. Burns asked for any questions, comments, or corrections to the August 15, 2023 Board of Supervisor’s meeting minutes. Mr. Morgan stated they all look accurate.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the August 15, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Arbitrage Rebate Services from AMTEC for Series 2023 Assessment Area One Bonds

Ms. Burns noted this is a report required by the Trust Indenture where we need to review the interest earnings from the District. The total annual cost would be \$450.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal for Arbitrage Rebate Services from AMTEC for Series 2023 Assessment Area One Bonds, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter stated she has been compiling an acquisition package for the Phase 3 storm water management system. She noted that was sent over to Bryan for his review regarding the District Engineer’s Certificate and any comments that he has. She stated she does have draft copies with the signature pages for the Chair and Lennar to execute. Those can be held in escrow and then once the package is completed, we can wire the funds. There is approximately \$860,000 remaining in that construction account so we would need approval not to extend the remaining amount for that construction account. We can then get that account cleared out and have that acquired by the District. Mr. Morgan asked if it is \$865,203. Ms. Kobitter replied \$865,247. She noted they received the okay from Clayton regarding the remainder of Phases 1 and 2 so we will be preparing those conveyance documents as well and will have those for the Board.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Phase 3 Stormwater Conveyance, was approved in substantial form.

B. Engineer

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Ms. Burns stated Bryan was not on the line. Mr. Bonin stated he wanted to get a message to Bryan about getting the Polk County offsite acceptance. He noted he has not seen it. He stated it is not causing any grief on CO's but would like to have that.

C. Field Manager's Report

Mr. Bailey stated the entrance landscape at Peace Creek has been maintained by the interim landscaper which has been Floralawn. They have maintained the entrance and it is looking good. They have them cut weekly until we have a full decision. He noted with the aquatic areas, the disking in some of the ponds look well. A few of the others, especially the pond in the front area has been holding water. It needs to be checked this week to see if it has been drained out. He noted some of the areas near the amenity center, the strip in the back still has some greenage that's vegetation being turned up from the disking and that is an ongoing process. Mr. Morgan stated the pond holding water had an issue six months ago and evidently Reggie replowed it and it is holding water again. Mr. Bonin asked which pond. Mr. Bailey stated Tract B. Mr. Morgan stated it is Northwest in Phase 1. Mr. Bonin asked if it's a certain area. Mr. Morgan stated it is supposed to hold water for a short period of time. Mr. Bailey stated this is right after the storm hit and I will be out there this week to double check this is down but just wanted to make you aware. Mr. Bonin asked them to keep an eye on it and make sure it is receding appropriately.

Mr. Bailey stated construction is going well. He noted the pavers have been set around the pond in Phase 1 and look good. Mr. Burns asked for a rough estimate on opening of the amenity there. Mr. Bonin replied at the end of October. Mr. Morgan asked if a decision had been made on landscaping. Mr. Bonin stated they met with all three bidders and his recommendation was to go with Prince with the contract. Mr. Morgan asked if they would disk the ponds. Mr. Bonin stated yes. Ms. Burns asked if they had the updated proposal, Mr. Bonin stated yes. Mr. Bailey stated Floralawn has been going every week, but they did not mention anything about disking. Mr. Bonin stated once a month disking was the frequency. Mr. Bonin stated Prince needs to hit the disking within the next week. Mr. Bailey stated he would call Prince and get that going. Mr. Morgan asked about the enhanced landscape at the entrance and along the main road. Mr. Bonin stated Lennar is doing that. He noted the work has not started but Carly is handling that. It is just enhancing the already existing tracks. Floralawn would do the install and then Prince will take over the maintenance immediately. Mr. Morgan stated since we are getting ready to convey Phase 3 storm

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to the District, we need to amend our contract to include the ponds in Phase 3 because they are not getting anything. Mr. Bonin asked if they gave numbers for three? Mr. Bailey stated they gave us for three, but we have not been considering that as part of this though, but I would have them do three as a one-time weekly, like we are doing one and two right now, add one and two to the contract and then at a future meeting add three. Mr. Morgan asked if we are having them do phase 3 ponds on an as needed basis. Mr. Bailey stated yes.

D. District Manager’s Report

i. Presentation of Funding Request #17

Ms. Burns presented funding request #17 which has already been submitted to the accounting department so just looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Funding Request #17, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements through the month of July were included in the agenda. There was no action required at this time. Mr. Morgan stated we have already spoken about the amount in the construction fund with Grace, so we are good.

iii. Ratification of Series 2023 Assessment Area 1 Requisitions #2 through #5

Ms. Burns noted these have already been approved so just need to be ratified.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Series 2023 Assessment Area 1 Requisitions #2 through #5, were ratified.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Burns asked if there is anything else on permit transfers. Mr. Morgan stated ERP transfers cannot really be done until Phase 3 ponds are turned over. He stated they are good.

SIXTH ORDER OF BUSINESS

Other Business

