

**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, **October 10, 2023** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and via Zoom Webinar.

Present and constituting a quorum were:

|              |                     |
|--------------|---------------------|
| Adam Morgan  | Chairman            |
| Rob Bonin    | Vice Chair          |
| Carrie Dazzo | Assistant Secretary |
| Kayla Word   | Assistant Secretary |

Also, present were:

|                              |                                       |
|------------------------------|---------------------------------------|
| Jill Burns                   | District Manager, GMS                 |
| Tricia Adams                 | District Manager, GMS                 |
| Grace Kobitter               | District Counsel, KVV Law Group       |
| Bryan Hunter <i>by Zoom</i>  | District Engineer, Hunter Engineering |
| Allen Bailey                 | Field Services, GMS                   |
| Clayton Smith <i>by Zoom</i> | Field Services, GMS                   |

*The following is a summary of the discussions and actions taken at the October 10, 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. Four 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.

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**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 12, 2023 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the September 13, 2023 Board of Supervisor’s meeting minutes. Mr. Morgan stated they minutes all look accurate.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the September 13, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Acquisition of Improvements and Real Property**

Ms. Burns noted this is a ratification. Ms. Kobitter stated they had finalized and attained all signatures for the Phase 3 stormwater management system acquisition package which was approved in substantial form at the last meeting as well as the completion of the conveyance of the remainder of Phases 1 & 2.

Ms. Burn stated they are putting together the requisition and waiting for the Trustee to send the actual ballots with the interest accrued through the month. Mr. Adams will send the requisition to sign.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Deeds, Bills of Sale and Acquisition Documents for Phases 1, 2, & 3 Improvements that have Been Approved for Acquisition and Conveyance, were ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Engagement Letter for Fiscal Year 2023 Audit Services**

Ms. Burns noted the engagement letter is a renewal for Grau and Associates to perform the 2023 Audit for a not to exceed of \$4900.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Engagement Letter for Fiscal Year 2023 Audit Services, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter stated she had nothing additional to add.

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**B. Engineer**

Mr. Hunter made updates on construction close out. He noted the Phase 3 close out efforts have been delayed by Dukes for relocation of power poles by Duke. He stated he was told there is an estimated completion date by the end of next week.

Other comments were on remaining punch list items on drainage, power to the lift station, estimated timeframe discussion, area work scope to be emailed to Board, concern with the timeline, update on cost estimate on performance bond, replacement bond for a lesser amount, reduced scope, outstanding amounts to get the large bond back.

**C. Field Manager's Report**

Mr. Bailey reviewed the Field Manager's report to include the landscaping progress, aquatics and dry ponds, issues with wet pond, amenity progress, fencing, and landscaping that Lennar is paying for progress,

**D. District Manager's Report**

**i. Presentation of Funding Request #18 and #19**

Ms. Burns presented funding request #18 and #19 which has already been submitted to the accounting department so just looking for a motion to approve. These are for general expenses.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Funding Request #18 and #19, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that the financial statements through the month of August were included in the agenda. There was no action required at this time.

**iii. Ratification of Series 2023 Assessment Area 1 Requisitions #6 and #7**

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 and Requisition #6 and #7, were ratified.

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**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

Ms. Burns asked if there are any questions on these. Mr. Morgan stated he thought they could transfer the ERP once the Phase 3 storm has been conveyed and completed. It was noted the field work was completed. It was noted the ERP for Phase 1, 2, & 3 was ready for transfer and documents have been submitted and waiting to hear back from them.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**NINTH 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

DocuSigned by:

*Adam Morgan*

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Chairman/Vice Chairman