

**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 12, 2024**, at 10:38 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:

Rob Bonin	Vice Chairman
Steve Green	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 12, 2024 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 10:38 a.m. Three 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 February 13, 2024
Board of Supervisors Meeting**

Ms. Adams noted there were errors in word choice and will be corrected. She asked for any questions, comments, or corrections to the February 13, 2024, Board of Supervisor's meeting minutes.

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On MOTION by Mr. Bonin, seconded by Ms. Word, with all in favor, the Minutes of the February 13, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the District

Ms. Adams stated a public hearing is scheduled for today for the adoption of the amenity Policies and rates. She asked for a motion to open the public hearing.

On MOTION by Mr. Bonin, seconded by Ms. Word, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams noted there were no members of the public present and there were no comments. She asked for a motion to close the public hearing.

On MOTION by Mr. Bonin, seconded by Ms. Word, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-02 Adopting Amenity Policies and Rates for the District

Ms. Adams stated the resolution 2024-02 outlines the amenity policies and they were reviewed last month by the Board. She added these are standard policies. She noted the rates being adopted are proposed for the Board. Ms. Adams recommended the annual non-user resident fee at \$2,500, the cost of amenity access replacement at \$30, administrative fee to cover staff costs up to \$500, and a return check fee of \$50. She asked for any questions.

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, Resolution 2024-02 Adopting Amenity Policies and Rates for the District, was approved.

FIFTH ORDER OF BUSINESS Consideration of Disclosure of Public Financing

Ms. Adams presented the disclosure of public financing. She noted Florida statute requires the recorded documents is available for potential property owners of the district. She added the

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document has been prepared by District Counsel. Ms. Kobitter added comments on background information on the districts and the bonds issued.

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, the Disclosure of Public Financing, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter stated she had nothing additional to report. She noted the Acquisition packet prepared and will be ready to present to the Board at the nest meeting.

B. Engineer

Mr. Hunter provided a status update on project close outs with the city and the county. He stated Phase 3 updates included the lift station start up. He noted with the city close out they are waiting for the landscape to be completed. He added they have clearances on water. He included some repairs needed on pavements and sidewalks that should be completed. He noted an item remaining on Phase 1 & 2 close out included a warranty bond to be provided by Centerstate which is required by the county.

The Board ask who specifically is close out still needed. He replied to the Field Inspector and will follow up for final project completions. He added the bond is holding things up and should be completed. Clarification on uploading the documents were made by Mr. Hunter.

Discussion ensued on the walk-throughs on the Phases including the relocating of the poles and providing power. It was clarified that Phases 1 & 2 are awaiting the bond issue completion and Phase 3 is the road grading and field work. Mr. Hunter stated he would make another site visit. Supervisor Bonin ask that this project be complete due to concerns that the county will start the lien on the city.

Ms. Adams noted there was a standing line item regarding status of permit transfers. Mr. Bonin ask if there were any permit transfers were outstanding. Mr. Hunter replied the only permit transfer is the water management district which has been completed.

C. Field Manager's Report

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Mr. Bailey presented the Field Manager's report to include the installation of the meter behind the monuments for irrigation, pool construction issues fixed and ready to open, and discing ponds issues.

Board member asked about the issue on the sun shelf and watering and filling. Mr. Bailey had followed up and this is in progress.

i. Consideration of Proposal for Discing of Phase 3 Ponds

Mr. Bailey presented the proposal for discing of Phase 3 ponds for \$12,000/year. He noted this will finish all ponds. Board member asked for the current price for Phase 1 & 2 per month. Mr. Bailey replied the current price is \$12,000/year and clarified the difference in the cost was likely based on the number of ponds. The Board was concerned with the costs of Phase 3. Mr. Bailey noted he will follow-up and ask for cost adjustment. It was clarified all ponds where discing was done each month. The Board ask for clarification on Phase 1 & 2 acreage area discing and Phase 3 acreage area discing for comparison purposes.

This item was deferred.

ii. Consideration of Proposal to Add Phase 3 Landscaping Services to Contract

Mr. Bailey presented the proposal to add Phase 3 landscaping service to the contract. He noted the total is \$22,360. The Board ask what the total for Phase 1 & 2 was currently. Mr. Bailey replied for Phase 1 & 2 discing was \$52,000 with no discing. The status of landscaping in Phase 3 with Centerstate. Mr. Bailey noted he would be walking on site. The Board wanted to ensure irrigation for everything, and a walkthrough with Carlie Chambers to be included to the walkthrough or have one of her own.

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, the Proposal to Add Phase 3 Landscaping Services to the Contract, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from January 1 through February 26, 2024, totaling \$811,367.25. She noted the larger transfers were to the Trustee.

