

**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, **May 14, 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:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Green	Assistant Secretary
Kayla Word	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
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 May 14, 2024 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 10:38 a.m. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the meeting with the public comment period on comments pertaining to specific agenda items. There were no comments at the time from persons attending the meeting nor those on the Zoom line.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 12, 2024
Board of Supervisors Meeting**

May 14, 2024

Peace Creek CDD

Ms. Burns presented the minutes from the March 12, 2024 Board of Supervisors meeting and asked for any comments, corrections, or questions. There being no changes, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 12, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 13, 2024), Declaring Special Assessments and Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns presented the resolution to the Board while suggesting the public hearing be held on August 13, 2024 which is their regularly scheduled meeting date. She added that a preliminary budget will need to be approved by June 15th setting the cap amount and if there is a proposed increase, they will need to send notice to the property owners. She summarized parts of the budgets for the Board highlighting increases and reasons for them. The proposed gross assessment amount for the upcoming year is \$1,111.47, an increase of \$310 annually. Ms. Burns offered to answer any questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 13, 2024), Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)

May 14, 2024

Peace Creek CDD

Ms. Burns noted the Landowners’ election by Florida statute will be held on the first Tuesday in November which is November 5, 2024. The time will be 1:20 at the Holliday Inn in Winterhaven. She offered to answer any questions. There being none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2024-04 Designating a Date, Time, and Location for a Landowners’ Meeting and Election (November 5, 2024), was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds

Ms. Burns stated that under the trust indenture, the District is required to demonstrate that they do not earn more interest on the bonds that they pay. On page four of the report that is included in the agenda package will show a negative arbitrage amount listed. She offered to answer any Board questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Arbitrage Rebate Report for Series 2023 Assessment Area One Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Phase 3

Ms. Kobitter presented the conveyance documents to the Board for Phase 3. The amounts that are included are included for audit purposes and this will clear the construction fund. She noted that this conveys the amenity center to the District as well. There being no Board questions, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Conveyance Documents for Phase 3, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter reminded the Board of the required ethics training that will need to be completed by the end of the year and offered to answer any Board questions. There being none, the next item followed.

B. Engineer

May 14, 2024

Peace Creek CDD

Mr. Hunter stated that the city and the county have both acknowledged the successful project closeout and have accepted the public improvement of infrastructure. He also commented on the discing of the Phase 3 Pond and gave his input noting that it may be an unnecessary cost to the District. The staff and Board talked about the pond at length to discuss if they believed the process was necessary or not. Mr. Bailey will clarify the type of pond and the flood plain with Prince.

C. Field Manager’s Report

Mr. Bailey presented the Field Manager’s report to noting that some of the street signs have been knocked over and have been fixed and signs for the playground have been hung. Due to high temperatures, they are keeping a close eye on the plants and watering when necessary.

i. Consideration of Proposal for Discing of Phase 3 Ponds

Mr. Bailey presented the proposal, and they talked about sandy bottom vs. non sandy and the Board insisted that they would like it to be disced. The total cost would be an extra \$500 a month.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal for Discing of Phase 3 Ponds, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register from February 27th through March 31st, totaling \$25,925.05.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register totaling \$25,925.05, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements through March 31st were included in the agenda. There were no questions from the Board and there is no action required.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns noted that the number of registered voters is currently 0 which she suspects may be a mistake and will investigate having that verified.

E. Project Development Update

May 14, 2024

Peace Creek CDD

i. Status of Property Conveyance

ii. Status of Permit Transfers

There was no update on this item.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Robert Frein (1430 Austin St.) stated the mailing address is messed up because Winterhaven is not claiming the neighborhood and the USPS is stating that they are Lake Wales, and they will only get mail if it's addressed to Lake Wales. The Board stating that sometimes that happens in legal description mapping but they can investigate it.

Haley Oggletree (745 Reggie St.) commented on the address issue and noted how they can get a hold of the website and how to reach any Board members. Ms. Burns noted that all the info is included in the closing documents and can be accessed with any amenity information.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion of approval.

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman