

**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, **February 11, 2025** at 10:46 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 <i>by Zoom</i>	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary

Also, present were:

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

The following is a summary of the discussions and actions taken at the February 11, 2025 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 10:46 a.m. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated there were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 10, 2024
Board of Supervisors Meeting**

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Ms. Adams presented the minutes from the December 10, 2024 Board of Supervisors meeting and she asked for any comments, changes, or corrections. There being none she asked for a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of December 10, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Rules Relating to Overnight Parking and Parking Enforcement for the District

Ms. Adams asked for a motion to open the public hearing.

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

Ms. Adams stated that there were no members of the public present for the public hearing and none attending via Zoom. Ms. Adams asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2025-06 Adopting Rules Relating to Overnight Parking and Parking Enforcement for the District

Ms. Adams presented the resolution to the Board which are rules related to overnight parking and parking enforcement on District roadways. Adopting this resolution adopts the parking rules which are attached and presented in the agenda package. Ms. Adams reviewed the main points of the parking enforcements for the Board and asked for any questions.

Mr. Morgan asked to add a restriction of parking in the firetruck turn-around at all times. She noted that District Counsel prepared the form of parking rules based on best practices from other districts in Central Florida as well as based on feedback from residents who have been in communication with District management staff.

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On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-06 Adopting Rules Relating to Overnight Parking and Parking Enforcement for the District, was approved.

Ms. Adams added that the adoption of these rules also authorizes the District manager to enter into a form of enforcement agreement with a local service provider in accordance with Florida statute and staff will identify a towing service company and bring back an agreement for Board ratification. They will follow all due diligence that include signage and communication with residents to let them know the changes that have been made.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Appointing an Assistant Secretary (Tricia Adams)**

Ms. Adams presented the resolution to the Board that appoints her as the Assistant Secretary to the District for the purposes of attesting the Chairman’s signature and the processing of District records. There being no questions on this item, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-07 Appointing an Assistant Secretary (Tricia Adams), was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams noted that this is an annual agreement, and this particular Board was presented this information at two other meetings and there was a quick motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of 2025 Contact Agreement with Polk County Property Appraiser

Mr. Adams noted that this will add the CDD fees in the no-ad valorem section of the property tax bill.

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On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the 2025 Contact Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi had nothing to report to the Board and offered to answer any Board questions.

B. Engineer

Mr. Hunter had nothing to report to the Board.

C. Field Manager’s Report

Mr. Bailey presented the Field Manager’s report and summarized completed and ongoing projects to the Board.

i. Consideration of Proposal to Add Solar Lights to the Mailbox Area in Phase 3

Mr. Bailey presented a proposal for lights at the Phase 3 mailboxes totaling \$680 for cost and installation.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal to Add Solar Lights to the Mailbox Area in Phase 3, was approved.

ii. Consideration of Proposal for Janitorial Trash Collection Services for One (1) Trash Receptacle at Phase 3 Mailboxes

Mr. Bailey stated that the trash removal can be added to the current janitorial contract, or they can remove the trash can. It is advised for the trash can to be removed from mail areas because they typically have more problems than benefits. Board direction is to have the trash cans removed; no motion was necessary.

D. District Manager’s Report

i. Approval of the Check Register

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Ms. Adams presented the check register to the Board from November 1, 2024 through January 31, 2025 totaling \$872,348.45. She offered to answer any Board questions and noted that a majority of the expenses is comprised of the transfer of tax receipts to the trustee.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the balance sheet and income statement to the Board and noted that they are currently under budget with expenses for administrative, field, and amenity services. This is for Board information and no action was required.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams noted that there are no current updates for property conveyances, permit transfers, or construction funds and requisitions at this time and the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Hydraulic Pool Lift for ADA Requirements at the Amenity Pool – ADDED

Mr. Bailey presented the proposal to the Board to repair the current lift totaling \$2,295. Board discussion followed discussing misuse of chairlift and wear and tear of this item. Ms. Adams noted that there is a resident who utilizes this chair, and this item is of great concern to them. Staff will look into a warranty on this product. Board also asked for correspondence to be sent regarding

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the misuse of the chair. In the future, the Board will look into replacing the electric chair with a water powered lift.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal for Hydraulic Pool Lift Repair, was approved.

ELEVENTH ORDER OF BUSINESS Adjournment

Ms. Adams asked for a motion to adjourn the meeting.

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