

**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, **November 12, 2024**, 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 Chairman
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, Kilinski Van Wyk Law
Allen Bailey	Field Services Manager, GMS
Michelle Dudley	Lennar
Rob Frein	Resident

The following is a summary of the discussions and actions taken at the November 12, 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 10:40 a.m. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period on agenda items only. Public comments will be taken at the end of the meeting for items not on the agenda.

- Rob Frein (1340 Austin St.) – Stated there is no reference to the crosswalks. Asked for a painted line to get across the street by the pool.

THIRD ORDER OF BUSINESS

Organizational Matters

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A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns administered the oath of office to Kayla Word and Carrie Dazzo.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated Steve Greene, Kayla Word, and Carrie Dazzo were elected. She asked for a motion to approve Resolution 2025-01. Mr. Greene & Ms. Dazzo will serve 4-year terms and Ms. Word will serve a 2-year term.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns stated after the landowners' election has been held, officers are re-elected.

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns stated currently Adam Morgan is Chairman, Rob Bonin is Vice Chairman and the other three Supervisors as Assistant Secretaries along with GMS officers serving as Secretaries and Treasures. Would the Board like to keep that the same? The Board approved keeping officers the same.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-02 Electing Officers – Keeping the Same Slate, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 13, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the August 13, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Minutes of the August 13, 2024, Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit from Grau & Associates

Ms. Burns stated this is part of a multiyear contract previously awarded by the Board in the amount for FY2024 which is consistent with the original contract NTE \$5,000. It has already been executed and needs to be ratified.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit from Grau & Associates NTE \$5,000, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated Florida law allows if a county has a website for legal notices that the county has adopted, the District can piggyback off that publicly accessible website for posting the majority of notices instead of utilizing the newspaper. Polk County has recently done that and is now using that website to advertise.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing to report to the Board.

B. Engineer

Mr. Hunter is not in attendance today.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report on page 46 of the agenda package. He noted as far as the crosswalk lines, he will have to review with Bryan Hunter, the District Engineer, to make sure they have the right to do that. They are doing the speed limit signs that are already

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set for the District. The caution signs for children are there to allow someone to see and know. He discussed holiday decorations at the entrances with the Board.

i. Consideration of Proposal for Installation of Speed Limit Signs & Children at Play Signs

Mr. Bailey presented a GMS proposal for five speed limit signs and six slow children at play signs (requested by residents) for \$3,450.72.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the GMS Proposal for Installation of Speed Limit Signs & Children at Play Signs for \$3,450.72, was approved.

D. District Manager’s Report

i. Approval of Check Registers

a) 7/1/2024 through 8/31/2024

b) 9/1/2024 through 9/30/2024

Ms. Burns presented the 07/01/24 through 08/31/24 and 09/01/24 through 09/30/24 check registers for review. She offered to answer questions on any of the invoices.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the 07/01/24 through 08/31/24 & 09/01/24 through 09/30/24 Check Registers, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements through September 30th are included in the agenda package for review. There is no action necessary.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board of the ethics training to be completed by December 31st.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

Ms. Burns stated there isn’t anything pending.

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EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Michelle Dudley – Stated the HOA has plans for holiday decorations.

Rob Frein (1430 Austin St.) – Spoke about community being diverse with a lot of new people, the HOA, and complimented the CDD. He has questions about the roadways. Ms. Burns noted the roads are public. He asked how many houses are sold and their percentage of homeownership in the community. Ms. Burns noted the numbers come from the property appraiser but they are months behind recording.

TENTH ORDER OF BUSINESS

Adjournment

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