

**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 11, 2025** 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
Steve Green	Assistant Secretary

Also, present were:

Tricia Adams	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 March 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. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated this was a time for public comment. She asked for anyone to make a public comment.

Resident (Rob Frein, 1430 Austin Street) asked about the status of the oil spill, replacement for the low voltage item, the playground, and the ants. He will do a presentation at the end.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the February 11, 2025
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting and noted the has been reviewed by counsel and staff. She asked for any corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of February 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Assignment of Contract
Documents for Peace Creek Townhomes**

Ms. Adams stated this item was regarding the Series 2025 bond related to the townhome phase. There are several documents prepared by counsel and Ms. Rinaldi will present items 4, 5, 6, and 7.

Ms. Rinaldi presented the assignment of the contract documents for the Peace Creek townhomes. She noted the assessment package is included in the packet for the assignment of the construction contract for 653 TH LLC and Tucker Paving, Inc to be assigned to the District. She added this is the standard package prepared by her office. She noted that assigning the contract to the District will allow for the direct purchase of materials and will be funded out of the construction account for the 2025 Series bonds. She noted she would be happy to answer any questions the Board might have.

On MOTION by Mr. Morgan, seconded by Mr. Green, with all in favor, the Assignment of Contract Documents for Peace Creek Townhomes, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-08
Ratifying the Series 2025 Bonds**

Ms. Rinaldi presented the Resolution 2025-08. She noted the District closed on the issuance of the Series 2025 bonds on March 4, 2025. This resolution will ratify the actions taken by the Board of Supervisors and District staff that were required to close on the bonds.

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On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-08 Ratifying the Series 2025 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing

Ms. Rinaldi noted this is a statutory requirement that provides disclosure regarding the financing and improvements of the District. This includes information related to the background on the District, the District's establishment and authority, information pertaining to bonds issued by the District, O&M assessments, and collection of assessments. She stated that the disclosure was added after the 2023 bonds were issued, so this is an amended and restated disclosure that now includes the 2025 bonds.

On MOTION by Mr. Morgan, seconded by Mr. Green, with all in favor, the Amended and Restated Disclosure of Public Financing, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Notice of Lien of Special Assessments

Mr. Rinaldi noted this item is the ratification of the notice of lien of special assessments. She added the notice of special assessments supports all of the resolutions that the District has adopted in order to levy the assessments for the 2025 bonds and describes the assessment report and is recorded in the public record. She noted that anyone buying property can see that there is an assessment lien on this property. She noted the was executed with the bond closing documents, so they are asking for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Notice of Lien of Special Assessments, was ratified.

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

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Mr. Hunter had nothing to report to the Board.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report and reviewed items that have been completed. This included an update on the channel drain causing erosion, moving a sign, and removal of a fallen sign.

Mr. Bailey stated the dry ponds were doing well and vegetation growth will be addressed in the next rotation. Board member asked why there was vegetation happening to the dry pond. Discussion ensued on the pond vegetation growing with rainy season, a request for Prince & Sons to provide a written report on why they are having trouble keeping vegetation out, the Board expectation that it is gone, and the pond is damp a lot. The Board directed Mr. Bailey to speak to Prince about correcting the issue.

Mr. Bailey commented about the ongoing landscaping projects, blooming, and growth to the Board. He stated the oil spill looks like it was caused by a car and was staining the area. Mr. Bailey also discussed the amenity center issues, spraying for insects and talking with pest control about ants.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register totaling \$43,278.45. She noted there is a detailed run summary immediately following and offered to answer any questions.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register for \$43,278.45, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of February. She added they are monitoring the adopted budget, the prorated budget, and the actual expenses.

Mr. Morgan asked if they were getting ready to do a transfer out because we have \$366,000 shown on page 79. She noted the combined balance sheet in the first column in the general fund and the top amount shows the total balance and the due to you will see if there is anything pending to the Trustee. This is for Board information and no action was required.

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E. Project Development Update

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requestions**

Ms. Adams noted this is anything related to property conveyance, permit transfers, and construction funds and requestions that needs to be addressed.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Resident (Rob Frein, 1430 Austin Street) presented a handout to the Board. He noted he had tried to get on the Board at the last meeting with no luck, but he was here to help. He noted there are new townhomes that will create more people. He was concerned about lack of amenities, the playground is good for 2–5 year olds only, and wanted to do more. He added there is space between the pool and the playground, he stated the playground and one of the dry beds is a place where some things could be added. He stated that another 120 townhomes will be added and there are some items needed. He asked about another pool being added. He noted concerns on the space near the mailboxes and the amenity center, parking for commercial vehicles creating issues, concern for access to emergency vehicles, parking regulation need to be provided, and he asked if the neighborhood information center key given to the HOA because they are still posting notices outside.

The Board asked for him to reach out Center State first. Discussion ensued on the potential increase in assessment, the resident's thoughts, needing more information from the residents, costs estimate, vendors, townhome governing bodies, and costs estimates needed for the picnic tables and workout equipment.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

Jill Burns

Secretary/Assistant Secretary

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Adam Morgan

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Chairman/Vice Chairman