

**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, April 8, 2025** at 10:37 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
Rob Bonin
Kayla Word
Steve Greene

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Tricia Adams
Grace Rinaldi
Allen Bailey
Bryan Hunter *by Zoom*

District Manager, GMS
District Counsel
Field Services Manager
District Engineer

The following is a summary of the discussions and actions taken at the April 8, 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 10:37 a.m. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. There being no comments, the next item followed.

April 8, 2025

Peace Creek CDD

THIRD ORDER OF BUSINESS**Approval of Minutes of the March 11, 2025
Board of Supervisors Meeting (took this item
out of order)**

Ms. Adams presented a draft of the minutes from the March 11, 2025 Board of Supervisors meeting. These minutes were reviewed by District Counsel and District Management. If there are no corrections, is there a motion to approve as presented?

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

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-09
Approving the Proposed Fiscal Year
2025/2026 Budget (Suggested Date: July 8,
2025), Declaring Special Assessments, and
Setting the Public Hearings on the Adoption
of the Fiscal Year 2025/2026 Budget and the
Imposition of Operations and Maintenance
Assessments**

Ms. Adams stated on page 12 of the agenda package is Resolution 2025-09. Approval of this resolution approves the proposed budget setting a cap on the operations and maintenance assessment. They are also declaring assessments on a new phase of development where the townhomes are located. It will be the first time they will be subject to the operations and maintenance assessments at the full platted rate. That will be part of the public hearing. The public hearing will be Tuesday, July 8th, 2025 at 10:30 a.m. at Alfred Public Library. Ms. Adams noted that approval of this resolution also allows for transmittal of the proposed budget and posting as well as noticing it in accordance with Florida Statutes. Everything is on the tax roll. She reviewed the budget expenditures.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting a Public Hearing and Hearings on the Adoption of Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments on July 8, 2025, was approved.

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Peace Creek CDD

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-10
Authorizing the Opening of an Interest
Earning Bank Account**

Ms. Adams stated the District is authorized per Florida Statutes for different interest earning accounts, US Treasury bonds, Certificates of Deposit, money market accounts as well as the SBA. Mr. Morgan recommended the decision be made by staff as to what direction they should take.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-10 Authorizing the Opening of an Interest Earning Bank Account, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Towing Services Agreement
with S&S Towing & Recovery**

Ms. Adams noted the District adopted rules that prohibit parking oversized vehicles on the public roadway overnight as well as parking abandoned or broken-down vehicles on the District roadway. The next step was to engage a towing service to enforce the Districts parking rules. The towing service agreement with S&S Towing & Recovery has been executed.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Towing Services Agreement with S&S Towing & Recovery, was ratified.

SEVENTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report for
Series 2023 (Assessment Area One Bonds)**

Ms. Adams stated the IRS requires five-year interval arbitrage rebate reports. If it is determined the District is earning more interest than what they are paying, there is an arbitrage penalty. She asked the Board to accept the arbitrage rebate report showing there is no arbitrage issue.

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

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Peace Creek CDD

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi provided an update on two Florida Legislative bills that concern CDDs. One bill seeks to repeal the goals & objectives and the other seeks to increase sovereign immunity limits. She will continue tracking these bills and keep the Board updated.

B. Engineer

Mr. Hunter stated the townhome project in the Southwest corner of the District, the contractor is mobilized there. That project will be picking up.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's report on page 64 of the agenda package.

D. District Manager's Report

i. Balance Sheet & Income Statement

Ms. Adams stated on page 74 of the agenda package is a copy of the unaudited financial statement. Ms. Adams stated if there are any comments or inquiries from Board members, staff is ready to respond. There is nothing to bring to your attention. Mr. Morgan asked if the \$30,600 is the construction fund balance at the end of last month. Ms. Adams noted they are the unaudited financials through February 28th for the Series 2023 project.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

There were no updates at this time.

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.

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Peace Creek CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman