

**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, June 10, 2025**, at 10:39 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
Brent Kewley	Appointed as 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	District Engineer, Hunter Engineering

*The following is a summary of the discussions and actions taken at the June 10, 2025, Peace Creek Community Development District's regular Board of Supervisors' Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:46 a.m. Four 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. Hearing no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Steve Green (Seat #3)**

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Ms. Adams stated they received a resignation from Mr. Steve Green. Mr. Green had previously been elected to the Board for Seat #3 with a term ending in November 2028. The Board accepted Mr. Green's resignation and declared the seat vacant.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Accepting the Resignation of Steve Green, was approved.

**B. Appointment to Fill Vacant Board Seat #3**

Ms. Adams stated that this was a Landowner elected seat. The Board could make an appointment to fill the vacancy with the same term expiring in November 2028. She added that they needed to be a U.S. Citizen and a Florida resident.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Appointment of Brent Kewley to Fill Vacant Board Seat #3, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Adams stated that to allow for participation in the remainder of the Board of Supervisors meeting they would administer the oath of office to Mr. Brent Kewley. He will then be sworn in and fully able to participate. Ms. Adams administered the oath of office to Mr. Kewley.

**D. Consideration of Resolution 2025-11 Appointing an Assistant Secretary**

Ms. Adams asked if the Board would like to appoint Mr. Kewley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Resolution 2025-11 Appointing Brent Kewley as an Assistant Secretary was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the April 8, 2025,  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 8, 2025, Board of Supervisors meeting, noting that Board and staff had reviewed them. Ms. Adams asked for any comments, changes, or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of April 8, 2025, Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Rinaldi had an update regarding the legislative session. She stated that there were numerous bills that they were monitoring that did not pass. The bill that sought to increase sovereign immunity limits, and a bill that sought to repeal the goals and objectives that Districts are required to adopt every year did not pass. Ms. Rinaldi reminded Board members to file their Form 1s, which are due on July 1<sup>st</sup>.

**B. Engineer**

Mr. Hunter stated that the construction project, which serves as an assessment area for the townhome project, was progressing well.

**C. Field Manager's Report****i. Consideration of Proposal from Janitorial Maintenance Vendor to Add a Weekend Day of Service to Current Contract**

Mr. Bailey presented the Field Manager's report and reviewed items that have been completed. He stated that they had completed maintenance on the access sign. Mailbox kiosks were cleaned up. The red diamond signs have been reinstated at the turnabout. The stormwater ponds have been cleaned in varying areas. Construction had begun on the townhomes. They have been turning signs in the proper direction.

Mr. Bailey presented a proposal to add and facilitate an additional day of custodial service at the pool amenity. This would be for one day of the weekend, Memorial Day through Labor Day, and the budget for this position was \$185 per month.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Proposal from Janitorial Maintenance Vendor to Add a Weekend Day of Service to Current Contract, was approved.

**D. District Manager's Report****i. Approval of the Check Register**

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Ms. Adams presented the check register for the period from March 1, 2025, to March 31, 2025, which totaled \$29,384.42. She noted that a detailed run summary would be available immediately following the check register and offered to answer any questions.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register from March 1 to March 31, 2025, totaling \$29,384.42 was approved.

**ii. Balance Sheet & Income Statement**

Ms. Adams presented the unaudited financials through the end of February.

**iii. Presentation of Number of Registered Voters – 322**

Ms. Adams stated that there were 322 registered voters within the District boundaries. She added that they were required to report that information on the record annually.

**E. Project Development Update**

**i. Status of Property Conveyance**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requests**

**a) Ratification of Series 2025 Assessment Area Two Requisitions #2 through #4**

Ms. Adams stated that this item was for discussion on any matters related to property conveyance, permit transfers, construction funds, and requests that need to be addressed.

Mr. Morgan stated that there was one pond associated with the new townhome development. He added that there is still work to be done before the projects are complete and the documents can be submitted and approved by the Water Management District for that permit.

Ms. Adams stated that there were ratifications for Series 2025 Assessment Area 2 Requisitions #2, #3, and #4. She added that these have all been processed and fully executed. She asked the Board to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Series 2025 Assessment Area Two Requisitions #2 through #4, were ratified.

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**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Ms. Adams opened the meeting for public comments.

Resident (Rob Frein, 1430 Austin Street) welcomed the new Board member. Resident asked why it wasn't open for the community to vote on a community member, since they had a vote last year that he had been planning.

Ms. Adams stated that she would be glad to speak with him after the meeting regarding the Board's ability to make an appointment to fulfil a vacancy. Mr. Frein stated he is concerned about having an area where the children have something to do. Mr. Frein stated he wants to work with Tricia and Jillian, who reached out to the developer with their idea of creating an area where kids of all ages can go and have fun. The developer was not interested in providing funding. Mr. Morgan indicated certain items such as more pool furniture could likely be purchased.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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