

**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, **July 8, 2025**, at 11:17 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	Assistant Secretary

Also, present were:

Tricia Adams	District Manager
Jennifer Kilinski on Zoom	District Counsel
Allen Bailey	Field Services Manager
Bryan Hunter on Zoom	District Engineer
Will Morgan	Lennar Project Manager

The following is a summary of the discussions and actions taken at the July 8, 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 11:17 a.m. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period of the meeting stating this is an opportunity for any members of the public to make a statement to the Board of Supervisors. There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the June 10, 2025,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 10, 2025, Board of Supervisors meeting, noting that District Counsel and District Management staff had reviewed them. Ms. Adams asked for corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of June 10, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearings****A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Adams noted we have two public hearings to adopt the Fiscal Year 2026 budget and to authorize collection of the maintenance fees and debt service fees on the tax toll and asked for a motion to open the public hearings.

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

**i. Consideration of Resolution 2025-12 Adopting the District's Fiscal Year
2025/2026 Budget and Appropriating Funds**

Ms. Adams stated that they are required to take public comment regarding the proposed budget. She presented the resolution noting that approval of this resolution will adopt the Fiscal Year 2026 budget. Ms. Adams summarized the budget for Board members and members of the public. This proposed budget does contemplate an operations and maintenance assessment increase and property owners within the District received mailed notice informing them of a total increase of \$97 for the single-family units which is an annual expense on the property tax bill. She summarized the debt service interest and principle payments due for the bond and the payments based on the amortization schedule.

Ms. Adams then asked the public if they had any questions concerning the presented proposed budget or the collection of the debt services fees.

Hailey Ochiltree (745 Reggie Road) noted that there are people who cannot raise their hands on Zoom.

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Shane Lobzin (676 Reggie Road) asked if the homeowner's have any say in the amount of the non-ad valorem taxes. He claims it is not something that they have never had a right to vote on where their money is going. Ms. Adams addressed this comment and noted that every Board meeting is open to the public. The public are welcome to make public comment and provide feedback to the Board at any Board Meeting. The Board is sensitive to the costs associated with the District and they take everything under careful advisement including feedback from residents of the District.

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

Ms. Adams asked for any further discussion on the resolution adopting the budget from the Board. There was none and there was a motion of approval. Ms. Kilinski did ask Ms. Adams to state for the record that the public hearings were noticed by mail and publication as required by law. She also asked for confirmation in Ms. Adam's professional opinion that the benefit to the property received from the District's operation and maintenance budget exceeds the burden from the non-ad valorem assessments for Fiscal Year 2026. Ms. Adams confirmed that the mailed notice and published notice was completed in accordance with Florida Statutes and confirmed that there is benefit and that all the assessments are based on the benefit that the properties in the District receive.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-12 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, were approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

i. Consideration of Resolution 2025-13 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams noted that now that the budget has been adopted, the budget must be funded. The budget is proposed to be funding with the non-ad valorem assessments on the property tax bill for Polk County. Approval of this resolution authorized the imposition and collection for the

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maintenance fees, and it also authorizes collection of the debt services fees. Attached to the Resolution will be the adopted budget and tax roll.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14
Designation of a Regular Monthly Meeting,
Date, Time and Location for Fiscal Year
2025/2026**

Ms. Adams stated that this resolution designates the second Tuesday of each month from October 2025 through September 2026. The November meeting falls on November 11 which is a holiday, and the library is closed, and she is suggesting that meeting be moved to the first Tuesday if that month. There was no Board discussion and there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-14 Designation of a Regular Monthly Meeting, Date, Time and Location for Fiscal Year 2025/2026, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Pool Lighting
from Current Demands (*document provided to
Board of Supervisors separately*) (NOT A
CLOSED SESSION)**

Ms. Adams presented this item related the pool security and the need for additional lighting. A proposal was provided under separate cover from Current Demands with a total cost of \$1,194.62. There were no Board questions and a motion of approval followed.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Proposal for Pool Lighting from Current Demands, was approved.

SEVENTH ORDER OF BUSINESS

**Review of Easement Encroachment at 932
Harold Pass**

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Ms. Adams pointed the Board's attention to page 60 where they found communication to the property owners at 932 Harold Pass which was prepared by District Counsel in consultation with District Engineer and District Management feedback. Ms. Kilinski informed the Board that there is no current communication from the homeowner, and the fence has yet to be moved which is now impeding progress for construction, the urgency around this matter is significant. The recommendation she is giving is to make one more effort to reach someone at that location but if that is unsuccessful that the Board authorizes the filing of an injunction to have the fence removed.

On MOTION by Mr. Morgan, seconded by Ms. Word with all in favor, Authorization for District Counsel to File an Injunction to Remediate the Easement Encroachment at 932 Harold Pass, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Adams stated that the CDD is required to undergo an annual independent audit report and presented its findings to the Board which were provided in the agenda package for review. It was considered a clean audit, and she asked the Board to make a motion to accept the report.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Adams presented the contemplated Goals and Objections and asked for any Board questions. There being no questions, there was a motion to accept the goals and objectives as presented.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Adams stated that this is an interim status report, and the District is on track to meet goals and objectives and after the end of the Fiscal Year they are required to report on how well

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the District met its goals and objectives. Ms. Adams is asking for Board action to authorize the Chair to execute the final form of the report.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Authorizing Chair to Execute the Fiscal Year 2025 Goals and Objectives Report, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Review of Memorandum Regarding Construction Change Orders

Ms. Kilinski reported on a legislative change and noted more changes coming relating to procurement responsibilities.

B. Engineer

Mr. Hunter mentioned a discussion regarding a temporary emergency vehicle turnaround area that looks to be damaged and may need to be replaced. Discussion followed. Mr. Morgan noted that he will talk about this offline with Mr. Hunter and they will report any pertinent information back to the Board. The Chair dismissed Mr. Hunter from the rest of the meeting.

C. Field Manager's Report

Mr. Bailey presented the field manager's report and summarized it for the Board. A copy of the report can be found in the agenda for review.

i. Consideration of Proposal to Add Four (4) Tables at Amenity Center

Mr. Bailey presented the proposal for four six-foot tables to be placed at the amenity totaling \$4,749. Mr. Morgan asked if Mr. Bailey believes this to be a competitive price and he stated that it was.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal to Add Four (4) Tables at Amenity Center, was approved.

ii. Consideration of Proposal for Ten (10) Chaise Lounge Chairs for Pool Deck

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Mr. Bailey presented the proposal for ten chaise lounge chairs for the pool deck totaling \$3,084.20. This is the same company that provided the original chairs and should match what the District already has.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal for Ten (10) Chaise Lounge Chairs for Pool Deck, was approved.

iii. Consideration of Proposal to Add “No Outlet” Sign in Community

Mr. Bailey noted that this sign would be placed on Reggie Rd. between houses 773 and 769 totaling \$674.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal to Add “No Outlet” Sign in Community was approved.

D. District Manager’s Report

Ms. Adams stated that a resident has requested a key to the bulletin board to assist with posting notices from the CDD or HOA for the board that is installed at the amenity center. Currently the field operations manager and the HOA manger have keys to that and if it satisfies the Board, Ms. Adams can draft a key policy and present it at the next Board of Supervisor’s meeting. Board direction was for Ms. Adams to present something at the next meeting, and they will consider it then.

i. Approval of the Check Register

Ms. Adams presented the check register for the period from April 1, 2025, through May 30, 2025, totaling \$58,237.14. She offered to answer any questions. There being none, there was a motion to approve the check register as presented.

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

ii. Balance Sheet & Income Statement

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Ms. Adams presented the unaudited financials through the end of May. This item is for Board information only and no action is required.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

a) Ratification of Series 2025 Assessment Area Two Requisition #5

Ms. Adams presented Requisition #5 that has already been signed and approved and asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2025 Assessment Area Two Requisition #5, was ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Adams opened the meeting for public comments.

Resident (Rob Frein, 1430 Austin Street) thanked Mr. Bailey for his unwavering assistance. He would like someone to teach residents how to bypass the pool access system, so he does not have to bother Mr. Bailey when there is a power interruption. He is also asking what is being sprayed by the landscape service provider because it is going into his property and he's concerned for his animals. He also asked about concrete that is needing to be fixed. Lastly, he reported on a piece of wood that is sticking up on the southside main entrance.

THIRTEENTH ORDER OF BUSINESS

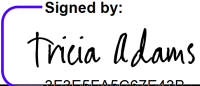
Adjournment

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

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

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Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman