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, **August 12, 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 *by Zoom*	Chairman
Rob Bonin	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word	Assistant Secretary
Brent Kewley	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel
Allen Bailey	Field Services Manager
Bryan Hunter *by Zoom*	District Engineer
Will Morgan	Lennar Project Manager

The following is a summary of the discussions and actions taken at the August 12, 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 10:30 a.m. Five Supervisors were in attendance and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams stated this was a time for public comment. Ms. Adams noted that there were members of the public on Zoom.

Resident (José González, 761 Ridge Rd. Winter Haven, FL) voiced concerns about ongoing problems with pet waste in the community, noting the negative impact on property values, neighborhood appearance, and the health of families and pets. He stated that he believes that installing pet waste stations in strategic locations and maintaining them regularly would help keep the community clean. He shared that signatures had already been collected in support of this initiative and respectfully asked the Board to approve the proposal to enhance and protect Peace Creek.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 8, 2025 Board of Supervisors Meeting**

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

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

FOURTH ORDER OF BUSINESS **Consideration of Traffic Enforcement Agreement with City of Winter Haven**

Ms. Rinaldi stated that the Board was told that since the District's roads were public, a traffic enforcement agreement was needed before police could patrol them. She added that the attorney had explained that Winter Haven had a standard form agreement, which he had no objections to using. Ms. Rinaldi explained that if the Board approved the agreement, it would be sent to the city for review, and once signed by both parties, Winter Haven police would be able to patrol the District's roads.

On MOTION by Mr. Kewley, seconded by Ms. Word, with all in favor, the Traffic Enforcement Agreement with City of Winter Haven, was approved.

FIFTH ORDER OF BUSINESS Consideration of Key Issuance Policy

Ms. Adams stated that there was a resident, Mr. Rob Frein, who had requested a bulletin board at the amenity center, and one was installed. She noted that he wanted to help with posting HOA and CDD notices, but before giving him a key, the Board reviewed draft guidelines. She added that the policy stated that the key would be issued once a year, could not be copied or shared, and that all postings had to be approved by the District or HOA manager. The Board considered approving the key issuance policy for this purpose. The policy was subject to review by District Counsel.

> On MOTION by Mr. Bonin, seconded by Ms. Word, with all in favor, the Key Issuance Policy, was approved in substantial form.

SIXTH ORDER OF BUSINESS Consideration of Fiscal Year 2025 Audit Engagement Letter with Grau & Associates – ADDED

Ms. Adams stated that the Board reviewed the Fiscal Year 2025 audit engagement letter from Grau & Associates. She noted that since it was added to the agenda late, public comment was required, but no comments were made. The letter set the audit fee consistent with the previously approved five-year agreement. Ms. Adams noted that the engagement letter was subject to counsel's revisions.

> On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Fiscal Year 2025 Audit Engagement Letter with Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi stated that there was an update where staff worked with a homeowner to remove a fence from the District easement. Part of it had already been taken down, and the homeowner was finishing the rest, so no injunction was needed.

B. Engineer

Mr. Hunter stated that he had nothing to report but could answer any questions.

C. Field Manager's Report

Mr. Bailey reported that four table benches had been installed at the amenity and were in good condition. He added that a "No Outlet" sign had been installed on Reggie Road to make drivers aware that the turnaround was not for through traffic. He noted that they were still working with the builder to identify the source of a restroom leak, using a process of elimination after confirming it was not related to an earlier repair. He said that the dry ponds had not yet been disked because they were still holding water, but Prince & Sons were waiting for conditions to improve before proceeding. The District landscaping at the entrance was reported as healthy and doing well, and the lounge chairs were still pending delivery.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register for the period from May 31, 2025, to June 30, 2025, which totaled $35,522.56. The Board was asked to approve the register as presented.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, all in favor, the Check Register from May 31, 2025 to June 30, 2025, totaling $29,384.42, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of June. She had reviewed the financial statements. She stated that the unassigned general fund balance was given, and it was noted that assessments for Fiscal Year 2025 had been fully collected. She added that expenses for administration, field, and amenities were running under budget, and that there was nothing additional to report and no Board action was required.

iii. Approval of Amenity Policy Clarification Regarding Access Card Issuance

Ms. Adams stated that they had reviewed a highlighted section on page 60 of the agenda packet that contained a scrivener's error in the amenity policies. The original text incorrectly stated that access cards were issued at the time of closing on a property. It was clarified to read that cards were actually issued only after an application was submitted and approved with proof of residency and ownership. The Board was asked to authorize this minor administrative correction to the amenity policies.

> On MOTION by Mr. Kewley, seconded by Ms. Word, with all in favor, the Amenity Policy Clarification Regarding Access Card Issuance, was approved.

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 Requisitions #6 – 14

Ms. Adams stated this was a motion to ratify. She added that each requisition included the amount payable, the recipient, and the supporting documents. She noted that the District engineer had authorized every requisition, which was then executed by the Chair. She said she was happy to answer any questions. If no questions, she asked for a motion to ratify requisitions #6 through #14 for series 2025.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2025 Assessment Area Two Requisitions #6 through #14, were ratified.

EIGHTH ORDER OF BUSINESS Other Business

Ms. Adams stated that a homeowner had raised concerns about dog waste, and the Board asked field management to provide an overview. It was known that the District did not currently have any dog stations. Ms. Adams noted that the Board had requested Mr. Bailey to bring back a proposal at the next meeting for the installation and maintenance of dog waste stations throughout the District.

NINETH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Adams opened the meeting for public comments.

Resident (Rob Frein, 1430 Austin Street) pointed out that Mr. Bailey had not given an update on Prince & Sons and their continued use of weed killers. He noted that the Board had confirmed that Prince & Sons had been instructed to stop spraying along property fences, but that spraying had still occurred. Mr. Bailey reported that Prince & Sons had since reassured him that all their crew were directed to avoid residential fences, so the issue should not happen again. Mr. Frein then asked about the turnaround. He asked whether any progress had been made, and Mr. Bailey explained that Mr. Hunter had provided information which he had reviewed. He stated that Mr. Bonin had asked Barry to coordinate with the developer, since the turnaround construction was their responsibility.

TENTH ORDER OF BUSINESS Adjournment

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

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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Adam Morgan
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Chairman/Vice Chairman