

**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, **September 9, 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
Brent Kewley	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel, KVV
Allen Bailey	Field Services Manager, GMS
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering, Inc.

The following is a summary of the discussions and actions taken at the September 9, 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. All five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period, limiting comments to 3 minutes.

Resident (José González, 761 Ridge Rd. Winter Haven, FL) spoke about pet waste stations. The sidewalks, green spaces and entrance is littered with dog waste. Kids leaving the elementary

September 9, 2025

Peace Creek CDD

school are stepping in dog waste and tracking it to their homes which is a health hazard. Spoke about speed bumps to protect kids from speeding cars. Asked for a sidewalk that loops around the community for safety and exercise, basketball court for teens, better pool security and access to emergency exit gate. He asked in the future for a dog park and neighborhood watch.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 12, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the August 12, 2025 Board of Supervisors meeting. The draft of the meeting minutes has been reviewed by District Counsel and the District Manager. She asked for any corrections from Board members to the draft of the minutes on page 6 of the agenda package. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Minutes of August 12, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC for Series 2025 (AA2 Arbitrage Rebate Computation)

Ms. Adams stated the tax-exempt bonds that the CDD has issued are regulated by the IRS. The District is required to show they are not earning more interest than what they are paying. The AMTEC proposal is for the series 2025 bond. The fee schedule is \$450 for the annual report.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal from AMTEC for Series 2025 (AA2 Arbitrage Rebate Computation), was approved.

FIFTH ORDER OF BUSINESS

Consideration of Revised Pool Access Hours

Ms. Adams stated there have been requests from residents to have the pool open at 6:30 a.m. Right now, the pool opens at 8:00 a.m. She expressed to the residents that the pool permit only allows for the pool to be operated from dawn to dusk.

September 9, 2025

Peace Creek CDD

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Revised Pool Access Hours – Opening Pool at 6:30 a.m. April 15th through August 30, 2026, was approved.

SIXTH ORDER OF BUSINESS

Presentation of KVV Memo Related to Updated Provision of the District's Rules of Procedure

A. Consideration of Resolution 2025-15 Setting a Public Hearing to Amend the Rules of Procedure

B. Marked Up Rules of Procedure

Ms. Rinaldi reviewed the proposed changes with the Board. The rules of procedure start on page 25 of the agenda package. She noted the public hearing for these changes will be November 4, 2025 at 10:30 a.m. She offered to take any questions from the Board regarding these amendments and updates.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-15 Setting a Public Hearing to Amend the Rules of Procedure on November 4, 2025, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Declaration of Consent to Assessments, Covenants, Conditions and Restrictions

Ms. Rinaldi stated there is a commercial property parcel that is located outside of the boundaries of the District but in communicating with the District Engineer, that property benefits from some of the operation and maintenance activities of the District as it relates to the stormwater management system as well as roadways. The District Engineer has reviewed and determined a proportionate share for this commercial property owner to contribute to the Districts annual expenses for stormwater management is 2.32% and for the roadways it is still unclear at this time what the proportionate share they should contribute for roadway benefit is. It has been included in this covenant that once this development site plan is approved, they will provide the District with that information and the District Engineer will review at that time.

September 9, 2025

Peace Creek CDD

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Declaration of Consent to Assessments, Covenants, Conditions and Restrictions, was approved in substantial form.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-16
Amending the Fiscal Year 2026 Budget and
Appropriating Funds – ADDED**

Ms. Adams stated this is an administrative matter. At the time the Board adopted the budget, they were under the understanding that the new multiunit parcel would be fully platted and collected on the tax roll however that plat had not yet been recorded at the time the District submitted the tax roll. Rather than showing the assessment is being collected on the tax roll, it's showing that it is going to be directly collected from the owner of the parcel.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-16 Amending the Fiscal Year 2026 Budget and Appropriating Funds, was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-17
Amending the Resolution Imposing Special
Assessments and Certifying an Assessment
Roll – ADDED**

Ms. Adams stated this resolution amends the assessment roll to show that parcel is not included in the assessment roll because it will be direct collected.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-17 Amending the Resolution Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

Ms. Rinaldi had nothing additional to report.

B. Engineer

Mr. Hunter discussed the erosion issue with the pond. He presented a photo to the Board. Mr. Morgan asked Bryan to have his contractor provide a proposal for doing a repair and looking

September 9, 2025

Peace Creek CDD

at the grade between what is going on across the street and what is going on where the damage is occurring. The Board will need a detail of what the repair entails. The Board will delegate authority to Supervisor Bonin for the final scope and proposal approval for erosion repair.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Delegate Authority to Rob Bonin to Approve Erosion Repair Proposal, was approved.

C. Field Manager's Report

Mr. Bailey reviewed the Field Managers Report for the Board.

i. Proposal for Pet Waste Stations and Maintenance

Mr. Bailey reviewed pet waste stations and maintenance proposal throughout Phases 1, 2 & 3 for \$3,567. Board consensus was to defer this item to the next month to get another quote for installation and maintenance of seven dog stations.

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

Ms. Adams presented the check register for the period from July 1, 2025 through July 31, 2025 totaling \$23,372.02. The detailed check register immediately follows.

On MOTION by Mr. Morgan, seconded by Ms. Word, all in favor, the Check Register from July 1, 2025 to July 31, 2025, totaling \$23,372.02, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through July.

E. Project Development Update**i. Status of Property Conveyance****ii. Status of Permit Transfers****iii. Status of Construction Funds & Requestions**

Ms. Adams stated she didn't have any conveyances or permit transfers.

September 9, 2025

Peace Creek CDD

a) Ratification of Series 2025 Assessment Area Two Requisitions #15

Ms. Adams asked for ratification of requisition #15 for \$125. This is on page 174 of the agenda package.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Series 2025 Assessment Area Two Requisition #15, 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) asked if there is an increased status on the turn around and did Prince say they would resod the dead wasteland behind the fences? Mr. Morgan stated they are in discussions with the developer on the turn around. It is not a CDD matter but a developer matter. Mr. Bailey stated Prince would need to see that there is proof they caused the damage and then reach out to them to connect with how that would be fixed.

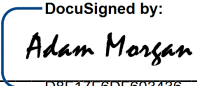
THIRTEENTH ORDER OF BUSINESS**Adjournment**

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.

Signed by:

3F3E5FA5G67E43B...
Secretary/Assistant Secretary

DocuSigned by:

D8F17F6DF603436...
Chairman/Vice Chairman