

**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, **January 13, 2026**, at 10:33 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
Michelle Dudley	Appointed as Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel
Allen Bailey	Field Services Manager
Bryan Hunter	District Engineer

The following is a summary of the discussions and actions taken at the January 13, 2026, 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 10:33 a.m. All five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

A. Resident Email

Ms. Adams opened the public comment period. She stated that there were no members of the public present in person, but she had received an email from Daniel Corelli and he asked that

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the email record be entered into the public record. She noted that he was discussing the fees for Peace Creek CDD and that the letter is included in the agenda packet.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 4, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the November 4, 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. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of November 4, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Prince to Add Townhome Section to Landscape Maintenance

- A. Map of Area**
- B. Scope**

Ms. Adams stated that this item is related to the new townhome section and getting ready for the CDD to facilitate landscape maintenance in that area. She noted that Mr. Bailey has been working with Prince, who is the incumbent landscape service provider for Peace Creek CDD. She stated that Mr. Bailey prepared a map of the service area as well as a scope for the proposal. He stated that it was \$26,160 total cost for the addressing of the entire landscape shown, which is mainly small areas behind homes and small right of way areas. He noted that the larger dry pond down on the south end has been accounted for with the budget that the Board approved for the current fiscal year. Mr. Bailey stated that once this is approved by the Board that an addendum to the current landscape contract will be prepared, which will include this additional scope.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal from Prince to add Townhome Section to Landscape Maintenance, was approved.

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FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams presented the Data Sharing and Usage Agreement with Polk County Property Appraiser to the Board. She stated that this is the agreement whereby any Polk County confidential records that are exempt from public disclosure will not be released by the District.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi stated that at a few meetings prior, the Board had approved in substantial form a proposed bulletin board key policy due to a resident’s request to have a key to the bulletin board to be able to post CDD and HOA meeting information. She stated that after reviewing this proposal as well as conferring with District staff, it is recommended that the Board not proceed with implementing this proposal. She explained that since this is the District’s bulletin board, if that were to be opened to private residents to allow them the ability to post materials, it creates a public forum, which then has First Amendment implications to the materials that are posted and makes it more difficult for the District to control the information that is posted. She noted that additionally, it is their understanding that this resident is requesting to propose to post CDD and HOA meeting information, which they understand is already being posted on the bulletin board by District staff.

Ms. Rinaldi stated that there is no reason to provide the resident a key to post materials that are already being posted by the District. She stated that additionally, having this policy in place, more than just this resident would have to have the ability to post materials. She noted that if any resident were to request a key, the District would have to treat them all equally and fairly and provide that opportunity with everyone. She recommended that District staff continue to be responsible for posting the information that is currently going on the bulletin board. She noted that it is her understanding that the HOA also has access to this. She asked for the record that they request a motion to rescind the Board’s prior approval in substantial form of that proposed bulletin board key policy and authorize District staff to continue to post the materials. Ms. Rinaldi stated that District staff, as well as the Chair, were contacted by a third party regarding the requested sale

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of a portion of District property. She noted that District staff, including their District engineer, as well as the Chair, have conferred, and the District engineer is looking into this request and gathering more information. She added that this request also will be funded by the third party making the request. She stated that they are preparing a funding agreement so that all legal, management, engineering costs associated with this request will be paid for by that party, as well as if there are any permit fees or other fees by other local government entities, those will be covered as well.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, to Rescind the Bulletin Board Key Policy, was approved.

B. Engineer

Mr. Hunter stated that they met in early December regarding the third-party transaction and the sale of certain District lands. He noted that it was his understanding that the engineer for Cassidy would be reaching out to him for some information. He stated that he has had no communication up to this point regarding that transaction, what their design plans are or who the engineer is. He stated that he would be happy to reach out to them if that is still moving forward but he would need to know who his point of contact would be. Ms. Adams stated that she would contact Mr. Rhinehart and follow up. Mr. Hunter stated that there was some erosion that had occurred at 200 Peach Creek Reserve that has been repaired and it looks good. He noted that it is the portion that came off the county road and caused erosion.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's report for the Board. He stated that the lounge chairs they had been waiting for had arrived and they would put those out. He noted that they have got some reports that the gate was not closing and still getting stuck. He added that they were able to get out there and fix whatever was causing it initially. He stated that the townhomes are in and there are pictures of the dry pond that they are speaking about. He stated that dry ponds in general are doing well. He noted that there is little growth, but they are still talking to Prince to make sure they keep up with those. He added that there was a meter on the southern section of phase two to the outside. He stated that apparently someone shut the meter off to the water while they were doing some type of construction work and no one ever informed them that it was shut off because

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there was some damage. He noted that once they started to figure out things were dying, Prince found that it was locked down and opened it back up. Mr. Bailey stated that the plants were doing good, and they were seeing green sprouts come back and they are still monitoring.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Adams presented the check register for the period from October 1, 2025, through November 30, 2025, totaling \$100,485.81. The detailed check register immediately follows.

On MOTION by Mr. Morgan, seconded by Ms. Word, all in favor, the Check Register from October 1, 2025, to November 30, 2025, totaling \$100,485.81, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through November.

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.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Adams stated that Mr. Brent Kewley turned in a letter of resignation and he will no longer be serving on the Peace Creek Community Development District Board of Supervisors, effective January 12, 2026. She asked for a motion to accept the resignation and declare the seat vacant.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Accepting the Resignation from Brent Kewley and Declaring Board Vacancy, was approved.

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Ms. Adams stated that the Board does have the ability to appoint someone to the vacant seat. She noted that this is a landowner seat, so the qualifications would be a U.S. citizen and a resident of the state of Florida. Ms. Michelle Dudley was nominated for the vacant seat.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, Appointing Michelle Dudley to Fill Board Vacancy, was approved.

The oath was administered to Ms. Michelle Dudley at this time.

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Adams stated there were no members of the public present for comments.

NINTH ORDER OF BUSINESS Adjournment

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

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman