

**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, **February 10, 2026** 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 |
| Michelle Dudley | Assistant Secretary |

Also, present were:

| | |
|-----------------------------|------------------------|
| Tricia Adams | District Manager, GMS |
| Grace Rinaldi | District Counsel |
| Allen Bailey | Field Services Manager |
| Bryan Hunter <i>by Zoom</i> | District Engineer |

The following summarizes the actions taken at the February 10, 2026, at the meeting of 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 10:37 a.m. and was properly noticed pursuant to Florida law. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 13, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the January 13, 2026, Board of Supervisors meeting. The draft of the meeting was reviewed by District Counsel and the District Manager. There were no corrections or comments.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of January 13, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02
Appointing an Assistant Secretary**

Ms. Adams stated there is a correction to Resolution 2026-02 for the Peace Creek Community Development District, officially appointing Michelle Dudley as Assistant Secretary. The correction was acknowledged before the Board proceeded with action.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-02 Appointing an Assistant Secretary, was approved as amended.

FIFTH ORDER OF BUSINESS

**Consideration of Contract Agreement with
Polk County Property Appraiser**

Ms. Adams presented the Board with an administrative Contract Agreement with the Polk County Property Appraiser to include non-ad valorem assessments on the county property tax bill.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Authorization Letter

Ms. Adams presented an authorization letter for the District engineer on page 16 in the agenda packet. The District engineer initiated a minor permit modification in January, which had been authorized by the Chair subject to Board ratification.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Authorization Letter, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi had nothing to report.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager’s Report

Mr. Bailey stated that the amenity backflow has been repaired and water service was restored. The old silt fencing from Phase 3 has been removed to prevent inconvenience to residents. He noted that the vendors are performing well and pond maintenance at Peace Creek is progressing without any major growth issues. He noted that some plants, particularly palms, suffered damage from a recent cold snap; their recovery is being monitored, with special attention to foxtail palms and other affected plants near the amenity.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Adams presented the check register from December 1, 2025 to December 31, 2025. The total amount is \$758,497.68.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the balance sheet and income statement. She offered to answer any questions from the Board.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

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- a) **Ratification of Series 2023 Requisition #20**
- b) **Ratification of Series 2025 Requisitions #18 & #19**

Mr. Hunter stated there were no property conveyances or permit transfers. Ms. Adams stated there are some requisitions for the Board to review and ratify. For Series 2023, they have Requisition #20 in the amount of \$12,120. For Series 2025, they have Requisitions #18 and #19 for \$687.50 and \$1,566,692.81 respectively. Ms. Adams noted the requisitions had been reviewed by the District Engineer and processed in accordance with the Trust Indenture and were authorized for submission by the Chair, subject to Board ratification.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Series 2023 Requisition #20 & Series 2025 Requisitions #18 & #19, were ratified.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There were no members of the public present for comments.

TENTH 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:

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 Secretary/Assistant Secretary

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D8F17F8DF603436...

 Chairman/Vice Chairman

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