

**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, **March 10, 2026**, at 10:44 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 <i>by Zoom and in person</i>	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 is a summary of the discussions and actions taken at the March 10, 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 10:44 a.m. 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 February 10, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 10, 2026, Board of Supervisors meeting. There were no corrections or comments.

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Minutes of February 10, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Special Warranty Deed

District Counsel presented a Special Warranty Deed conveying open space tracts and roadways within the townhome area to the District. The District Engineer confirmed the deed accurately reflects the tracts intended for conveyance. A related permit modification for a stormwater pond remains under review by the Water Management District and is not required for property conveyance. The Board ratified the Special Warranty Deed.

**Rob Bonin joined the meeting in person at this time.*

On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Special Warranty Deed was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Plant
Replacement from Prince & Sons**

Mr. Bailey presented a proposal from Prince & Sons for plant replacement. Staff will confirm the proposal scope corresponds to Peace Creek CDD locations. The Board approved the proposal subject to staff verification of project locations and plant specifications. On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Plant Replacement from Prince & Sons subject to verification of location, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Common Area
Mulch from Prince & Sons**

Mr. Bailey presented a proposal for common area mulch from Prince & Sons. the proposal includes mulch installation throughout common areas in conjunction with plant replacement work.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Common Area Mulch from Prince & Sons was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi stated the legislative session is expected to conclude soon. At the April meeting she will have the report regarding what has passed and made it through and what has not, and what the impacts to Special Districts are.

B. Engineer

Mr. Hunter stated he had nothing to report.

C. Field Manager’s Report

Mr. Bailey reported completion of minor repairs and debris removal. A Phase 3 backflow repair is in progress following a line break and associated erosion.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Adams presented the check register from January 1, 2026 through January 31, 2026. The total amount is \$52,076.29.

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.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Requisition #20

Ms. Adams provided an update on property conveyance status, permit transfers, and construction fund activity. Requisition #20 payable to Kilinski Van Wyk in the amount of \$1,051.75 was ratified.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Requisition #20 was 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 being no Supervisor requests, the next item followed.

TENTH 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:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman