

**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, **April 14, 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
Grace Rinaldi	District Counsel
Allen Bailey	Field Services Manager
Bryan Hunter <i>by Zoom</i>	District Engineer
Tula Michelle Haff	

*The following is a summary of the discussions and actions taken at the April 14, 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.

**FIFTH ORDER OF BUSINESS**

**Declaration of Consent to Assessments,  
Covenants, Conditions and Restrictions of the  
Peace Creek CDD**

*\*Upon consensus of the Board, several agenda items were taken out of order.*

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Ms. Adams stated at the direction of the Chair they are going to rearrange the meeting agenda today. Item number 5, the Declaration of Consent to the Assessments, Covenants, Conditions, and Restrictions of the Peace Creek CDD will be presented by Ms. Rinaldi.

Ms. Rinaldi stated that as the Board is aware, there is a commercial property parcel that is located outside of the District's boundaries but is adjacent to the District. Previously at the September 2025 Board meeting, a draft declaration was presented to the Board, which outlined the anticipated contribution that would be received from the commercial property owner based on the estimated benefit that parcel would receive from District improvements. Following the presentation of that draft she has worked with the commercial property owner's attorney to revise the declaration and come to agreed terms with both parties in agreement. That version of the declaration is included in the Board's agenda package, and it's being presented today for consideration and approval.

Ms. Rinaldi stated the revised declaration regarding the commercial property adjacent to, but outside the District boundaries, includes several key changes. Contributions for roadway benefits have been removed due to an existing easement controlling roadway use. The stormwater management benefit calculation has been updated, after site plan approval the District engineer will determine the property's proportionate share for stormwater system maintenance. Section 4 grants a stormwater easement if the commercial property connects to and benefits from the District's stormwater system. She noted that these changes, developed in agreement with the property owner's attorney, are presented for Board consideration and approval.

Ms. Adams stated she did not take public comment before going to this agenda item. She asked if there was any public comment just on this item regarding the consent to the declarations. There were no public comments at this time.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Declaration of Consent to Assessments, Covenants, Conditions and Restrictions of the Peace Creek CDD, was approved.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period.

Residents expressed concerns regarding community safety, speeding, after-hours amenity access, solicitation activity, maintenance standards, mailbox area cleanliness, and repair quality

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within the community. Staff and Board members acknowledged the comments and indicated certain items would be addressed during staff reports.

**FOURTH ORDER OF BUSINESS                      Consideration   of   Resolution   2026-03**  
**Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

*\*This item was moved up and taken out of order.*

Ms. Adams reviewed Resolution 2026-03, which approves the proposed budget for Fiscal Year 2027 and schedules a public hearing for July 14, 2026, at the Lake Alfred Public Library. Approval of this resolution allows District management to transmit the budget to Polk County, post it online, and publish notice in accordance with Florida statutes. The proposed budget is attached as an exhibit to the resolution.

Ms. Adams noted the Fiscal Year 2027 budget maintains the same assessment levels as the previous year.

Ms. Adams stated administrative expenses are proposed at \$155,499, slightly increased from the current \$150,545, reflecting adjustments based on actual expenditures and contractual agreements. A 3% management fee increase applies to GMS fees and field management costs. Field expenditures are proposed at \$344,837, slightly lower than the current \$350,953. The Board anticipates possible adjustments to individual line items, particularly for new landscape services, but these can be accommodated within the assessment level. The budget also allows for a transfer to capital reserves for future infrastructure replacement.

Ms. Adams noted the assessment tables show 553 single-family homes (assessed at 1 ERU) and 120 townhomes (assessed at 0.75 ERU). The single-family maintenance assessment is \$1,208.71 and the townhome amount is \$906.53, with rounding corrections to be made before adoption.

Ms. Adams discussed security services at the amenity center, acknowledging recent complaints. Security is funded for peak hours and holidays to ensure compliance with CDD policies, but the CDD does not engage in law enforcement or traffic enforcement, which is handled by the Winter Haven Police Department.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for July 14, 2026, was approved.

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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi provided an update regarding legislation from the recent legislative session affecting special districts, including proposed changes related to recalls, sovereign immunity limits, e-bike regulations, and electronic payment requirements. Staff will continue monitoring legislative developments and implementation requirements.

**B. Engineer**

Mr. Hunter had nothing further to report.

**C. Field Manager’s Report**

**i. Consideration of Prince Proposal for Additional Mowing Area**

Mr. Bailey reviewed ongoing maintenance activities throughout the District, including restroom repairs, pond maintenance, pressure washing, monument repairs, and janitorial services. He also presented a proposal from Prince & Sons for maintenance of an additional common area located in Phase 3 at a cost of \$585 per month.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Prince Proposal for Additional Mowing Area, was approved.

**D. District Manager’s Report**

Ms. Adams informed the Board the towing service provider for Peace Creek CDD has ceased operations due to a dissolved partnership. Ms. Adams requested authorization for the Chairman to enter into an agreement with an alternative provider, with formal ratification to be presented at next month's meeting. Ms. Adams asked the Board for a motion to terminate their current contract with S&S Towing.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Terminating the Agreement with S&S Towing, was approved.

Ms. Adams asked for a motion to delegate authority to the Chair to approve the final form of towing agreement in a form that's acceptable to counsel.

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On MOTION by Ms. Dudley, seconded by Ms. Word, all in favor, Delegate Authority to the Chair to approve Towing Service Agreement, was approved.

Ms. Adams stated that during the public comment section, two main issues were raised. The first concern was signage for special needs children; citizens wishing to request such signage can submit their request to the District Manager to have it placed on the agenda for Board consideration. The second issue addressed solicitation. Ms. Adams stated the District does not enforce matters related to private property and residents with concerns should approach their homeowner’s association or the City of Winter Haven’s code enforcement. Any requests from the homeowner’s associations can be added to the CDD Board agenda for consideration.

**i. Approval of the Check Register**

Ms. Adams noted that in the agenda packet on page 44 is the check register from February 1, 2026 to February 28, 2026 totaling \$12,966.83.

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**

**a) Ratification of Series 2025 Requisition 21**

Ms. Adams stated the agenda packet included a requisition form on page 65. The requisition, payable to Hunter Engineering for \$125, had already been executed by both the Chair and the District Engineer and was now presented to the Board for ratification.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Series 2025 Requisition #21, was ratified.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting**

*\*This item was moved up and taken out of order.*

Ms. Adams presented the minutes from the March 10, 2026 Board of Supervisors meeting. The draft of the meeting was reviewed by District counsel as well as District Manager. There was a spelling error, typed out as requests instead of requisitions. She noted that she will make the correction.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Approval of Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**


There were no members of the public present for comments.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, 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

DocuSigned by:  
  
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Chairman/Vice Chairman

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