

**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, **May 12, 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 <i>by Zoom</i>	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

The following is a summary of the discussions and actions taken at the May 12, 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 10:30 a.m. Four Board members were in attendance in person, constituting a quorum. Another Board Member attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Mr. Gonzalez addressed the Board regarding traffic safety concerns and requested consideration of additional traffic-calming measures. He also requested that the Board consider installation of community bulletin boards to improve communication among residents.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 14, 2026
Board of Supervisors Meeting**

Ms. Adams reviewed the minutes of the April 14, 2026, Board of Supervisors meeting and stated there were no changes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 14, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Presentation of Arbitrage Report – Series
2023**

Ms. Adams reviewed the arbitrage rebate calculation report for the Series 2023 tax-exempt bonds for the Peace Creek Community Development District. She noted that some correspondence from Amtec mistakenly referred to “Peace Creek South CDD,” but confirmed the accounting team had already requested a correction and that the error was not substantive. She also reported that the calculations showed there was no arbitrage issue. The Board then accepted the report unanimously.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Report – Series 2023, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resident Request for Private
Swim Lessons**

Ms. Adams presented a resident request to conduct private swim lessons at the District pool. District Counsel discussed liability considerations and recommended appropriate agreements, insurance requirements, and waivers. Following discussion, the Board approved the request subject to District Counsel's preparation of the necessary documentation.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Resident Request for Private Swim Lessons was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Towing Services Agreement
with Bolton’s**

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Ms. Adams stated that the Board had previously authorized staff to proceed with a replacement towing provider after the prior provider ceased operations and that the executed agreement with Bolton's Towing was now before the Board for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Towing Services Agreement with Bolton's Towing, was ratified.

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

Ms. Rinaldi reminded Board members that her office recently sent an email about upcoming deadlines, including Form 1 and ethics training requirements. She said quarterly reminder emails would continue to be sent throughout the year so members would have the materials needed to complete their ethics training before the deadline. She also offered to answer any questions.

B. Engineer

There being no engineer present, the next item followed.

C. Field Manager's Report

Mr. Bailey reported on routine maintenance activities throughout the community, including landscape maintenance, pool facilities, erosion repairs, and common area upkeep. The Board also discussed resident requests related to community bulletin boards and traffic safety signage.

D. District Manager's Report

The Board discussed resident concerns regarding speeding and traffic safety within the community. Staff reviewed existing signage and discussed potential traffic-calming options and traffic enforcement measures. Staff was directed to coordinate with the Winter Haven Police Department and provide an update at a future meeting.

i. Approval of the Check Register

Ms. Adams reviewed the check register for March 1 through March 31, 2026, noting a total of \$31,510.21 and mentioning that the detailed register followed the summary in the report. No

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questions were raised. A motion was made and seconded to approve the check register as presented, and the motion passed unanimously.

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. The Board reviewed the unaudited financial reports through March 31, including the combined balance sheet, budget spending, revenues, and actual results. Any variances were explained in the report, and no issues were brought to the Board’s attention. The financials were presented for information only, and no Board action was needed.

iii. Presentation of Number of Registered Voters – 474

Ms. Adams reviewed a letter from the Polk County Supervisor of Elections showing that there were 474 registered voters within the Peace Creek Community Development District boundaries as of April 15, 2026. The information was presented to meet the annual statutory reporting requirement, and no action was taken.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams discussed property conveyance and permit transfers under the Project Development Update. There were no updates and nothing further for the Board to review.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Frein addressed the Board regarding swim lesson scheduling, traffic-calming measures, roadway improvements, and community bulletin board usage. Staff and Board members

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responded to his questions and provided clarification regarding prior roadway discussions and bulletin board management.

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:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman