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, **June 9, 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

The following is a summary of the discussions and actions taken at the June 9, 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. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the May 12, 2026 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, the Minutes of the May 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Proposal from Pawsitive Scooper for Community Entrance Pet Waste Maintenance**

Mr. Bailey presented a proposal from Pawsitive Scooper to provide supplemental pet waste cleanup services at the community entrance for $150 per month. Following brief Board discussion regarding the location of existing pet waste stations and the need for additional cleanup, the Board approved the proposal.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal from Pawsitive Scooper for Community Entrance Pet Waste Maintenance, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Prince and Sons Inc. Landscape Services Fuel Surcharge Proposal**

Ms. Adams reviewed the proposed temporary fuel surcharge addendum for Prince and Sons, explaining the surcharge methodology, duration through September 30, 2026, and the gasoline price thresholds that would trigger the surcharge. The Board discussed the calculation methodology, confirmed that the surcharge would terminate at the end of the fiscal year, and approved the proposal.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Prince and Sons Inc. Landscape Services Fuel Surcharge Proposal, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resort Pools Fuel Surcharge Proposal**

Ms. Adams reviewed the proposed temporary fuel surcharge addendum for Resort Pools, explaining that the surcharge would be $50 per month through September 30, 2026, subject to the specified fuel price threshold. Following brief discussion, the Board approved the proposal.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Resort Pools Fuel Surcharge Proposal, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Setting a Public Hearing to Adopt Amended and Restated Parking Policies**

Ms. Adams presented Resolution 2026-04 establishing a public hearing to consider amended and restated parking policies. Staff explained the proposed amendments, District authority regarding parking enforcement, and the need to update maps to include the townhome area. The Board discussed existing parking concerns, signage, enforcement, and the preparation of updated parking maps. Staff was directed to prepare additional mapping and estimated signage costs for future review. The Board approved Resolution 2026-04 and scheduled the public hearing for October 13, 2026.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-04 Setting a Public Hearing to Adopt Amended and Restated Parking Policies on October 13, 2026, at 10:30 a.m., was approved.

EIGHTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. Adams presented the Fiscal Year 2025 audit report for review and acceptance. The auditor issued an unmodified opinion with no findings or recommendations.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rinaldi reminded the Board of upcoming compliance deadlines, including that Form 1s are due July 1 and ethics training is due by the end of December.

B. Engineer

Ms. Adams reported on behalf of the District Engineer that engineering staff is preparing MUTCD certification requested by the City of Winter Haven Police Department in connection with the District's traffic enforcement agreement.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's Report, noting replacement of freeze-damaged landscaping, pressure washing of mailbox kiosks, reinforcement of the amenity fence, continued landscape maintenance, and routine pool and janitorial operations. Staff also discussed security measures, recent police activity, and monitoring of unauthorized vehicle activity near pond areas.

D. District Manager's Report

Ms. Adams provided an update regarding the traffic enforcement agreement with the City of Winter Haven Police Department. She advised that proposed revisions from the City were under review by District Counsel and requested authorization for the Chairman to execute any non-substantive revisions subject to subsequent Board ratification.

i. Approval of the Check Register

Ms. Adams noted that in the agenda packet on page 44 is the check register from April 1, 2026 to April 30, 2026 totaling $54,354.31.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the balance sheet and income statement included in the agenda packet. She noted the balance in the general fund, which is available for District operations, and stated that the District has established a reserve fund for future replacement of CDD infrastructure. She also reviewed the capital projects fund associated with construction funds raised from tax-exempt bonds and noted that the Series 2023 account had a balance of $37,464.

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 22 & 23

Ms. Adams reviewed the status of project development, permit transfers, construction funding, and bond requisitions. Staff clarified the distinction between Series 2023 and Series 2025 construction funds and explained the treatment of developer-funded expenditures. The Board ratified Series 2025 Requisitions Nos. 22 and 23.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Series 2025 Requisitions #22 &#23, were ratified.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There were no members of the public present for comments.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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Adam Morgan
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Chairman/Vice Chairman