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, **July 14, 2026,** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida, and via Zoom Webinar.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin *joined later by Zoom*	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
Bryan Hunter *by Zoom*	District Engineer
Allen Bailey	Field Services Manager

The following is a summary of the discussions and actions taken at the July 14, 2026, regular meeting of the Peace Creek Community Development District Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 10:35 a.m. Four Board members were present in person and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Jose Gonzalez addressed the Board regarding speeding and traffic safety. He requested a resident update regarding the status of the traffic-enforcement agreement and MUTCD sign certification, increased law-enforcement patrols after the agreement is completed, and future Board consideration of traffic-calming measures such as radar speed trailers, driver-feedback signs, and speed humps. He also requested that the Board consider funding, engineering recommendations, and an implementation timeline for potential traffic-calming improvements.

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 9, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 9, 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 June 9, 2026, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams stated noted that the Board had previously reviewed the proposed budget and that the proposed budget did not include an assessment increase per unit. The budget was included in the agenda packet as an attachment to Resolution 2026-05, which adopts the Fiscal Year 2027 budget and appropriates funds.

The District Manager opened the floor for public comment regarding the Fiscal Year 2027 budget. There being no public comments, the Board closed the public hearing.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Mr. Morgan stated that the budget had been reviewed in detail at prior meetings and that no further review was needed unless requested by other Board members.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams presented Resolution 2026-06 and stated that following adoption of the Fiscal Year 2027 budget, the District must provide for funding of the budget. She explained that the budget would be funded through operations and maintenance assessments collected on the non-ad valorem section of the Polk County property tax bill. Resolution 2026-06 imposes the operations and maintenance assessments and authorizes collection of those assessments, as well as collection of the debt service assessments previously imposed when the bonds were issued.

She noted that District Counsel's office prepared the formal resolution and offered to answer any questions. There being no questions, the Board considered Resolution 2026-06.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Adams presented Resolution 2026-07, which included the proposed Fiscal Year 2027 meeting schedule. The proposed schedule provided for the Board to meet on the second Tuesday of each month at 10:30 a.m. at the Lake Alfred Library.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Designating a Date, Time, and Location for a Landowner's Election**

Ms. Adams presented Resolution 2026-08, designating the date, time, and location for the Peace Creek CDD landowner's election. Ms. Rinaldi clarified that the election date would be November 10, 2026, at 10:30 a.m. at the Lake Alfred Library, and that the regular Board meeting would begin immediately thereafter.

Mr. Morgan asked when Board seats would begin transitioning to election by qualified electors. Ms. Rinaldi explained that the timing is governed by section 190.006, Florida Statutes, and depends upon the date of the initial establishment of the District and the number of qualified electors residing within the District.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-08 Designating a Date, Time, and Location for a Landowner's Election, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rinaldi provided a brief legislative update, noting that the bills presented to the Governor regarding sovereign immunity and the creation of a micromobility task force related to e-bikes were both vetoed. She offered to answer any questions from the Board regarding the legislative update or any other items.

**Mr. Bonin joined the meeting via Zoom at this time.*

B. Engineer

Mr. Hunter reported that the City requested certification that the community's traffic-control signs comply with applicable requirements, including the MUTCD, before proceeding with the traffic-enforcement agreement. The District Engineer's review identified several minor corrections, including missing signs and sign-height adjustments. After the corrections are completed, the District Engineer will provide the requested certification. Ms. Adams stated that the corrections would be coordinated with field staff, and the Board requested an update at its next meeting.

C. Field Manager's Report

Mr. Bailey presented the field manager's report. He reported that a small depression in the roadway on Reggie Road had been patched and that the pillar at the amenity kiosk had been repainted. He reported that the Phase 3 backflow issue had been repaired. The affected water service/backflow assembly in Phase 2 had been shut off and was being investigated by the contracted landscape service provider Prince.

Mr. Bailey stated that the landscape contractor continued to maintain the property as expected. Due to recent rains, increased growth was observed, particularly around the ponds, and the contractor was keeping up with disking. He reported that routine pool maintenance was ongoing and that the pools were clean and operating normally.

Mr. Bailey reported that janitorial staff were monitoring increased summer waste volumes and would determine whether additional service was needed. In response to a Board question, he stated that the additional summer pool maintenance appeared to be working well.

D. District Manager's Report

Ms. Adams addressed the earlier public comments regarding traffic calming. She advised that staff had prepared a white paper describing available traffic-calming measures and their respective advantages and disadvantages. The Board requested that the white paper be included on the next meeting agenda.

Ms. Adams also reported that staff was coordinating the required sign corrections and certification. District Counsel had reviewed proposed revisions to the traffic-enforcement agreement, and the Police Department anticipated submitting the agreement to the City Commission while the District completed the sign compliance work.

Mr. Morgan noted there had been a fairly large police presence by both the Winter Haven Police Department and the Polk County Sheriff's Office. Ms. Adams stated that the Winter Haven Police Department presently has authority to enforce applicable Florida laws within the community and that the separate traffic-enforcement agreement remained in progress.

i. Approval of the Check Register

Ms. Adams presented the check register for the period of May 1, 2026 through May 31, 2026, in the amount of $58,268.01. She noted that the detailed register followed the summary in the agenda packet.

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

Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financial statements through the end of May 2026 for informational purposes.

ii. Goals & Objectives

a) Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams presented the proposed Fiscal Year 2027 goals, objectives, performance measures, and standards. There being no discussion, the Board considered adoption of the Fiscal Year 2027 goals and objectives.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Adams stated that the District is required to prepare a report regarding whether the District met its Fiscal Year 2026 goals and objectives. Staff will complete the report indicating whether each goal was met or not met. She noted that the report must be posted on the District's website by December 1, 2026.

The Board considered authorizing the Chair to execute the final form of the Fiscal Year 2026 goals and objectives report so that it may be posted to the District's website in compliance with statutory requirements.

On MOTION by Mr. Morgan, seconded by Ms. Word, all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

a) Ratification of Requisitions 24-25

Ms. Adams presented project development updates and requested any input from District Counsel or the District Engineer regarding property conveyance or permit transfer matters.

Mr. Morgan asked whether everything related to the townhome portion was in good order. Mr. Hunter confirmed that the Water Management District permit had transitioned to the operation phase and that the permit-transfer matter was complete. Mr. Morgan requested that the project-development update remain on future agendas until construction of the townhomes is completed.

Ms. Adams presented status of construction funds and requisitions. She stated that there were two requisitions for Board ratification: Requisition No. 24 for the Series 2025 funds in the amount of $125, which had been executed and processed subject to Board ratification, and Requisition No. 25 in the amount of $264.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, all in favor, Requisitions #24 &#25, were ratified.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There were no members of the public present for comments.

ELEVENTH 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

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Adam Morgan
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Chairman/Vice Chairman