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, **August 11, 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 *by Zoom*	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
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 August 11, 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 present in person, constituting a quorum. Ms. Dudley participated by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Resident Jose Gonzalez thanked the Board for addressing his prior traffic concerns and recommended collecting speed and traffic-volume data before selecting traffic-calming measures. He requested that staff obtain information regarding a short-term traffic study focused on Reggie

Road, Austin Street and its approaches, and the roadway near the amenity center. He also requested an estimated completion date for the traffic-sign corrections and the Engineer's review of MUTCD compliance. Mr. Gonzalez suggested using the resulting data to guide future traffic-enforcement and traffic-calming decisions.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 14, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the July 14, 2026 Board of Supervisors meeting. The Board had no corrections to the minutes.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, all in favor, the Minutes of the July 14, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of GMS Proposal #553 for Sign Corrections**

Ms. Adams presented GMS Proposal No. 553 for corrections to the District's traffic-control signs based on the District Engineer's recommendations. She explained that, because the work was time-sensitive, the Chairman had previously approved the proposal subject to Board ratification. Mr. Bailey reported that the work was underway and was expected to be completed within approximately one week.

> On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the GMS Proposal #553 for Sign Corrections, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter**

Ms. Adams presented the Fiscal Year 2026 audit engagement letter from Grau & Associates in the amount of $6,700. She noted that the audit would cover the fiscal year ending September 30, 2026, and that the cost was included in the adopted budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Fiscal Year 2026 Audit Engagement Letter, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Janitorial Maintenance Increase for 2027 with Clean Star Services**

Mr. Bailey presented Clean Star Services' request to increase the monthly janitorial-maintenance fee to $500 for Fiscal Year 2027. Mr. Bailey explained that the request represented a $25 monthly increase that had not been included in the proposed service pricing during budget preparation. Staff advised that the additional cost could be absorbed within the District's overall operating budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Janitorial Maintenance Increase for 2027 with Clean Star Services, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools**

Ms. Adams presented Resort Pools' request to increase the monthly pool-maintenance fee from $1,400 to $1,440 for Fiscal Year 2027. She noted that the increase had been included in the adopted budget.

> On MOTION by Mr. Morgan, seconded by Ms. Dazzo, with all in favor, the Pool Maintenance Increase for Fiscal Year 2027 with Resort Pools, was approved.

EIGHTH ORDER OF BUSINESS **Review of Traffic Calming Devices – BOS direction to reach out to WHPD for traffic/speed study**

Ms. Adams reviewed potential traffic-calming measures and explained that speed and traffic volume data would assist the Board in evaluating future options. She recommended first requesting assistance from the Winter Haven Police Department regarding a speed study of Reggie Road, Austin Street and its approaches, and the roadway near the amenity center. The Board directed staff, by consensus, to contact the Police Department and return with other options if the City was unable to assist.

Ms. Adams reported that the traffic-enforcement agreement with the City of Winter Haven had been fully executed. She noted that the District was completing the remaining sign corrections recommended by the District Engineer.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rinaldi reminded Board members that ethics training reminders would continue to be sent periodically to ensure completion by December 31, 2026, and stated there were no further updates unless the Board had questions.

B. Engineer

Mr. Hunter requested notification when the traffic-sign corrections were complete so the District Engineer could inspect the work and update the Engineer's records. He stated that the Engineer would provide any necessary follow-up recommendations after the inspection.

C. Field Manager's Report

Mr. Bailey reported that the pool-rules sign had been updated to include sun-shelf depth information requested by the Health Department. He also reported completion of fan-light replacements and landscaping improvements near the amenity center. Routine landscaping, irrigation, janitorial, pool, pet-waste-station, and trash services were ongoing. Staff was coordinating with the pond-maintenance contractor regarding isolated weed growth following recent rainfall.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register for the period of June 1, 2026, through June 30, 2026, in the amount of $38,034.30.

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

ii. Balance Sheet & Income Statement

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

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requestions

Ms. Adams reported that the planned property conveyances and permit transfers had been completed. She stated that the development improvements were substantially complete and that additional construction-fund requisitions could be processed as eligible costs were submitted.

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