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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, **September 8, 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 *by Zoom*	Vice Chairman
Carrie Dazzo	Assistant Secretary
Kayla Word *by Zoom*	Assistant Secretary
Michelle Dudley	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 September 8, 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. Three Board members were present in person constituting a quorum. Rob Bonin participated via Zoom. Kayla Word joined the meeting in Zoom during the Public Comment Period.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no public comments, so the next item followed.

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THIRD ORDER OF BUSINESS **Approval of Minutes of the August 11, 2026, Board of Supervisors Meeting**

Ms. Adams presented the August 11, 2026, meeting minutes. No corrections were requested.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the August 11, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of Second Amendment to Janitorial Maintenance Agreement with Clean Star Services**

Ms. Rinaldi explained that the amendment included the previously approved increase to the base price and an additional increase of about $20 to the May through September seasonal price.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Second Amendment to the Janitorial Maintenance Agreement with Clean Star Services was ratified.

FIFTH ORDER OF BUSINESS **Review of Proposed Parking Map and Signage Plan**

The Board reviewed the proposed parking map and favored focusing parking restrictions on intersections with documented parking or visibility concerns as recommended by the District Engineer. Staff would revise the map and proposed rules for the October public hearing, address the proposed restriction of townhome overflow parking to townhome residents, and clarify enforcement procedures. Staff would circulate the revised materials using available resident contact information and consider location specific feedback. No new parking rules were adopted.

Staff reported that the Winter Haven Police Department had agreed to conduct a speed study at no cost to the District. Results were pending.

Mr. Morgan reported concerns about extended parking by nonresidents in the townhome overflow areas.

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SIXTH ORDER OF BUSINESS **Rescheduling November 10, 2026, Board of Supervisors Meeting and Landowners' Election**

Ms. Adams proposed relocating the November 10, 2026, Board meeting and landowners' election to the Holiday Inn on Cypress Gardens Boulevard in Winter Haven because the library was unavailable. The date and 10:30 a.m. time would remain unchanged.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-09 Rescheduling November 10, 2026, Board of Supervisors Meeting and Landowners' Election, was adopted.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rinaldi stated that she had nothing else to report but was available to answer questions from the Board.

B. Engineer

Mr. Hunter stated that he had nothing to report.

C. Field Manager's Report

Mr. Bailey reported that the pool drain covers had been reinstalled and the townhome pond had been disked. Routine landscape maintenance, cleaning, and dog waste station service continued.

i. Consideration of Amendment to Landscape Agreement – Adding 1 Dry Pond

Mr. Bailey reported that the townhome dry pond had been omitted from Prince's landscape maintenance scope. Prince had agreed to maintain it at no additional cost for the current contract period and would provide written confirmation. Staff would verify the agreement's renewal provisions and whether an extension was required.

ii. Consideration of Fiscal Year 2027 Pool Maintenance Increase with Resort Pool Services

Mr. Bailey stated that the pool vendor had requested a rate increase from $1,400 to $1,440 starting October 1. A Board member asked why the increase would start during the off season. Mr. Bailey explained that the contract was renewed with the fiscal year and that the increase had

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already been included in the budget. The Board discussed having agreements prepared for both landscape and pool services.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Amendment to the Landscape Agreement and the Fiscal Year 2027 Pool Maintenance Increase with Resort Pool Services, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams reviewed the July 1 to 31, 2026 check register, which totaled $172,424.49. In response to a supervisor's inquiry, staff would verify whether compensation for the July meeting had been processed.

> 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 unaudited financial statements through July 31, 2026, and reported construction fund balances of approximately $41,030 for Series 2023 and $350 for Series 2025. Staff would consult District Counsel and the District Engineer regarding whether the proposed parking signage was an eligible construction fund expense.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Ms. Adams stated that the Board had discussed project development. Mr. Hunter said that the last of the townhome community transfers had been completed, and no other updates were brought up.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

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

There were no supervisor requests and no members of the public present for comments.

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 at 10:57 am.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman