

**MINUTES OF MEETING  
PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Peace Creek Village Community Development District was held on October 31, 2023, immediately following the landowners' meeting at 11:30 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

**Present at the meeting were:**

David Matt	Chair
Kristen Matt	Vice Chair
John Blakley	Assistant Secretary
John McKay	Assistant Secretary
Pete Williams	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski	District Counsel
Savannah Hancock	Kilinski Van Wyk PLLC
Steve Sloan (via telephone)	District Engineer
Bob Gang (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 11:38 a.m., and noted that this is the first Board of Supervisors' meeting of the Peace Creek Village CDD. A Landowners' Election meeting held just prior to this meeting was continued to December 15, 2023 at 11:00 a.m., at this location, due to the lack of a Proxy Holder in attendance at the meeting.

Mr. David Matt, Ms. Kristen Matt, Mr. John Blakley, Mr. John McKay and Mr. Pete Williams, named in the Petition to Establish the District as the Initial Board Supervisors, were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public were present.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS****Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. David Matt, Ms. Kristen Matt, Mr. John Blakley, Mr. John McKay and Mr. Pete Williams. He provided the following and discussed the forms, interactions among Board Members, email usage, recordkeeping, public records requests and avoiding conflicts of interest:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Wrathell distributed the Form 8B for each Board Member to disclose their employment and/or business affiliation with the Landowner. The forms will be kept on file and attached to meeting minutes, when necessary.

Ms. Kilinski discussed the requirement for Supervisors to complete a four-hour ethics continuing education course every year; the requirement will become effective on January 1, 2024. Staff will email information regarding free courses.

Mr. Wrathell stated a sample Form 1 will be emailed to each Board Member. It was noted that Form 8B must be revised to reflect the correct CDD name; the updated form will be emailed to the Board Members,

**FOURTH ORDER OF BUSINESS****Consideration of 2024-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-01.

Ms. Kilinski will prepare a revised Resolution 2024-01 reflecting that the Landowners' Meeting was continued to December 15, 2023, at this location.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-01, as amended, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-03. Mr. Matt nominated the following slate:

Chair	David Matt
Vice Chair	Kristen Matt
Secretary	Craig Wrathell
Assistant Secretary	John Blakley
Assistant Secretary	John McKay
Assistant Secretary	Peter Williams
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL ITEMS****SEVENTH ORDER OF BUSINESS**

**Consideration of the Following  
Organizational Items:**

- A. Resolution 2024-04, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date**
- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Wrathell presented Resolution 2024-04 and the Fee Schedule and Management Agreement. The Management Fee is reduced to \$2,000 per month until bonds are issued; thereafter, the Management Fee will be \$42,000 annually.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.**

- B. Resolution 2024-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date**
- Fee Agreement: Kilinski | Van Wyk PLLC**

Mr. Wrathell presented Resolution 2024-05 and the Kilinski|Van Wyk PLLC Fee Agreement.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2024-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-06.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-06, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.**

**D. Resolution 2024-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date**

- **Interim Engineering Services Agreement: Sloan Engineering Group, Inc.**

Mr. Wrathell presented Resolution 2024-07 and the Interim Engineering Services Agreement and Rate Schedule.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for Engineering Services and the Competitive Selection Criteria.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

Mr. Wrathell asked if the Board wished to receive the allowable \$200 per meeting compensation, for a maximum amount of \$4,800 per year, per Board Member.

The Board Members accepted compensation.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, acceptance of Board Member compensation, was approved.**

**G. Resolution 2024-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-08.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Sloan Engineering Group, Inc., 150 S. Woodlawn Avenue, Bartow, Florida 33431 as the Principal Headquarters of the District, and Providing an Effective Date, was adopted.**

**H. Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-09.

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-09, Designating Sloan Engineering Group, Inc., 150 S. Woodlawn Avenue, Bartow, Florida 33431 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.**

**I. Resolution 2024-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-10.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved**

Discussion ensued regarding procedures and extending protections offered to Board Members and Staff acting in their official capacities.

- J. Resolution 2024-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2024-11.

**On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, Resolution 2024-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- K. Resolution 2024-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2024-12 and reviewed Option 1, which outlines a schedule for records retention; and Option 2, which states that the CDD will not destroy any records at this time. Mr. Wrathell recommended Option 2.

**On MOTION by Mr. Williams and seconded by Mr. McKay, with all in favor, Resolution 2024-12, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- L. Resolution 2024-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-13. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- M. Resolution 2024-14, Ratifying the Recording of the Notice of Establishment of Peace Creek Village Community Development District and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-14.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-14, Ratifying the Recording of the Notice of Establishment of Peace Creek Village Community Development District and Providing for an Effective Date, was adopted.**

- N. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.**



**O. Strange Zone, Inc., Quotation #M23-1033 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Strange Zone, Inc., Quotation #M23-1033 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Wrathell presented the ADA Site Compliance proposal.

**On MOTION by Mr. McKay and seconded by Mr. Williams, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.**

**Q. Resolution 2024-15, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2024-15 and the accompanying Exhibits.

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-15, to Designate the Date, Time and Place of December 15, 2023 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

- R. Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

This item was deferred.

- S. Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-17.

**On MOTION by Mr. Williams and seconded by Mr. McKay, with all in favor, Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

- T. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, the Report will be prepared and submitted when required.

## **BANKING ITEMS**

### **EIGHTH ORDER OF BUSINESS**

### **Consideration of the Following Banking Items:**

- A. Resolution 2024-18, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-18.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-18, Designating Truist Bank as Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.**

**B. Resolution 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-19.

Funding requests will be sent to Mr. David Matt.

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**C. Resolution 2024-20, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-20.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-20, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Items:**

**A. Resolution 2024-21, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-21 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses funded as incurred. Any funds expended by the Developer to be repaid by bond funds will be shown as "Due to Developer".

The following change was made to the proposed Fiscal Year 2024 budget:

Page 1: Add "Supervisor Fees" line item for \$6,000

**On MOTION by Mr. Williams and seconded by Mr. McKay, with all in favor, Resolution 2024-21, Approving the Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on January 30, 2023 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, and Providing for an Effective Date, was adopted.**

**B. Fiscal Year 2023/2024 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2023/2024 Budget Funding Agreement.

The following changes were made:

Page 1 and where necessary: Change "Enright Real Property Company, LLC" to "ERPC Peace Creek, LLC"

Page 1 and where necessary: Change "470 Fletcher" to "472 Fletcher"

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, as amended, was approved.**

**C. Resolution 2024-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-22.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.**

**D. Resolution 2024-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-23 and discussed the processes for unbudgeted emergency expenses.

**On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, Resolution 2024-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

**E. Resolution 2024-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2024-24.

The following change was made to Exhibit A:

Section 2.6: Insert "Mileage allowance as established by the Internal Revenue Service."

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-24, as amended, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

**F. Resolution 2024-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-25.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2024-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-26.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

**BOND FINANCING ITEMS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Bond  
Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

The following change was made:

Page 1 and where necessary: Change “Enright Real Property Company, LLC” to “ERPC Peace Creek, LLC”

**On MOTION by Mr. Williams and seconded by Mr. McKay, with all in favor, the Bond Financing Team Funding Agreement, as amended, was approved.**

**B. Engagement of Bond Financing Professionals**

- I. Resolution 2024-27, Appointing an Investment Banker in Contemplation of the Issuance of Peace Creek Village Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]**

Mr. Wrathell presented Resolution 2024-27 and the FMS Bonds, Inc., Agreement for Underwriter Services & Rule G-17 Disclosure.

It was noted that the agenda letter has the incorrect CDD name in the Resolution titles for Resolutions 2024-27, 2024-28 and 2024-29, which are Items 10 BI and 10 BIII; however, the CDD name is correct in each of the Resolutions.

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-27, Appointing FMSbonds, Inc. as Investment Banker in Contemplation of the Issuance of Peace Creek Village Community Development District Special Assessment Revenue Bonds, was adopted.**

**II. Resolution 2024-28, Appointing Bond Counsel in Contemplation of the Issuance of Peace Creek Village Community Development District Bonds [Greenberg Traurig, P.A.]**

Mr. Wrathell presented Resolution 2024-28 and the Greenberg Traurig Bond Counsel Agreement.

Mr. Gang stated that bond issuance in February 2024 is very reasonable.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-28, Appointing Greenberg Traurig, P.A. as Bond Counsel in Contemplation of the Issuance of Peace Creek Village Community Development District Bonds, was adopted.**

**III. Resolution 2024-29, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Peace Creek Village Community Development District Bonds [U.S. Bank, N.A.]**

Mr. Wrathell presented Resolution 2024-29 and the U.S. Bank Annual Trustee, Paying Agent, Registrar Agreement.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-29, Appointing U.S. Bank, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Peace Creek Village Community Development District Bonds, was adopted.**

**C. Resolution 2024-30, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-30 and read the title.

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-30, Designating a Date, Time, and Location of December 15, 2023 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer's Report**

Mr. Sloan presented the Engineer's Report dated October 30, 2023. He noted the following:

- The Capital Improvement Plan (CIP) anticipates a total of 324 residential dwelling units.
- CIP infrastructure will include the roadway improvements; stormwater management system; water, wastewater and reclaim water utilities; hardscape, landscape and irrigation; streetlights; undergrounding of electrical utility lines and off-site improvements.
- All necessary permits have been obtained or are currently under review.

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report dated October 31, 2023. He discussed the CIP, financing plan, capitalized interest period, bond assignments, lienability tests, True-up mechanism, assessment roll and Appendix tables. He noted the following:

- The CDD consists of approximately 95.38184 acres.
- 324 single-family residential units are anticipated.
- The Developer is ERPC Peace Creek, LLC.



➤ The proposed financing plan provides for issuance of bonds in the approximate principal amount of \$22,230,000 to finance approximately \$15,949,664 in CIP costs, as reflected in the Engineer's Report.

➤ The interest rate assumption will be specified in the Methodology Report.

Mr. Wrathell stated the Methodology's verbiage will be adjusted; while the Report is being utilized for validation, it also serves as the Assessment Methodology.

The following changes were made:

Page 2, Section 2.2: Add Developer name.

Exhibits: Add Exhibit listing property owners of record and anticipated closings

Page 4, Section 4.2: Specify interest rate assumption.

Verbiage will be corrected to coincide with typical Methodology verbiage.

Tables 3 and 5: Revise to reflect a not-to-exceed amount of \$22,230,000.

Tables will be further adjusted, as necessary.

**F. Resolution 2024-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell presented Resolution 2024-31 and read the title.

The following change was made to Resolution 2024-31:

Section 4B: Change "\$23,730,000" to "\$22,230,000"

**On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, Resolution 2024-31, as amended, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for December 15, 2023 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850;**

**Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. Resolution 2024-32, Authorizing the Issuance of Not to Exceed \$23,730,000 Aggregate Principal Amount of Peace Creek Village Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Peace Creek Village Community Development District, Polk County, Florida, City of Winter Haven, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Gang presented Resolution 2024-32, the first step in the bond issuance process, which accomplishes the following:

- Authorizes issuance of not to exceed \$22,230,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

The following changes were made to Resolution 2024-32:

Title and where appropriate: Change “\$23,730,000” to “\$22,230,000”

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-32, as amended, Authorizing the Issuance of Not to Exceed \$22,230,000 Aggregate Principal Amount of Peace Creek Village Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to**

Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Peace Creek Village Community Development District, Polk County, Florida, City of Winter Haven, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

**ELEVENTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kilinski | Van Wyk PLLC
- B. District Engineer (Interim): Sloan Engineering Group, Inc
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff reports.

**TWELFTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.


**THIRTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Blakley and seconded by Mr. McKay, with all in favor, the meeting adjourned at 1:39 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair