

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

The Board of Supervisors of the Peace Creek Village Community Development District held a Regular Meeting on May 1, 2024 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present at the meeting:

David Matt	Chair
Kristen Matt	Vice Chair
John Blakley	Assistant Secretary
John McKay	Assistant Secretary
Pete Williams (via telephone)	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Savannah Hancock (via telephone)	Kilinski Van Wyk PLLC
Steve Sloan (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:02 a.m.

Supervisor Blakley, McKay, David Matt and Kristen Matt, were present. Supervisor Williams attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-41, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing an Effective Date

Mr. Torres presented 2024-41. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Blakley and seconded by Mr. McKay, with all in favor, Resolution 2024-41, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2024 at 1:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of 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 tabled.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-42, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was tabled.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-43, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding

the Sale and Closing of \$7,360,000 Peace Creek Village Community Development District Special Assessment Revenue Bonds, Series 2024; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2024-43.

Ms. Kilinski recalled that the Board previously approved a Delegation Resolution and ancillary financing documents that were subsequently executed. There were no substantive changes to the documents that the Board reviewed. This Resolution ratifies all of District Staff's actions effectuating the bond issuance in accordance with the Delegation Resolution.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2024-43, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$7,360,000 Peace Creek Village Community Development District Special Assessment Revenue Bonds, Series 2024; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of HOA Maintenance Agreement for Management, Operation and Oversight Services (in substantial form)

Mr. Torres presented the HOA Maintenance Agreement for Management, Operation and Oversight Services, in substantial form.

On MOTION by Mr. McKay and seconded by Mr. Blakley, with all in favor, the HOA Maintenance Agreement for Management, Operation and Oversight Services, in substantial form, was approved.

Discussion ensued regarding the makeup of the HOA.

EIGHTH ORDER OF BUSINESS

Ratification Items

Mr. Torres presented the following:

- A. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Peace Creek Village Community Development District**
- B. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement**

In response to a question, Mr. Torres stated the Disclosure Technology Services item is for software used for filing the documents to meet the financial requirements, through EMMA. Asked about the difference between using the software and having the Dissemination Agent directly upload the information to EMMA, Ms. Kilinski stated Mr. Kessler, in conjunction with the software Developer, developed a platform that standardizes the Continuing Disclosure Agreement obligation into a neat, user-friendly format and Bond Counsel prefers that this method be used.

Mr. Williams stated he is aware of other Districts that use FMSbonds and transitioned to this; it seems to work very well and is fairly cost-effective.

On MOTION by Mr. Williams and seconded by Ms. Matt, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Peace Creek Village Community Development District and the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

On MOTION by Mr. Blakley and seconded by Mr. McKay, with all in favor, Unaudited Financial Statements as of March 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of January 30, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Matt and seconded by Mr. McKay, with all in favor, the January 30, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski reminded the Board Members to set up their portal accounts with the Commission on Ethics so they can file Form 1 electronically. The ethics training requirement must be completed by December 31, 2024.

B. District Engineer: Sloan Engineering Group, Inc.

Mr. Sloan stated construction is progressing well and Staff is currently reviewing requisitions.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING Date: TBD**
 - **Quorum Check**

All Supervisors confirmed their attendance at the August 1, 2024 meeting.

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 Ms. Matt, with all in favor, the meeting adjourned at 11:17 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair