

**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 October 3, 2024 at 1:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850.

**Present were:**

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

**Also present:**

Ernesto Torres	District Manager
Meredith Hammock (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:00 p.m.

Supervisors David Matt, Kristen Matt and Blakley were present. Supervisor Williams attended via telephone. Supervisor McKay was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Ratification of Requisitions**

I.	Number 1	ERPC Peace Creek, LLC	\$216,317.35
II.	Number 2	ERPC Peace Creek, LLC	\$79,000.00
III.	Number 3	Kilinski Van Wyk, PLLC	\$17,566.11
IV.	Number 4	Atlantic TNG, LLC	\$415,066.00

V.	Number 5	Tucker Paving, Inc.	\$3,407,779.55
VI.	Number 6	ERPC Peace Creek, LLC	\$14,209.13
VII.	Number 7	Atlantic TNG, LLC	\$92,934.00
VIII.	Number 8	Core & Main	\$52,896.48
IX.	Number 9	Tucker Paving, Inc.	\$1,915,339.71
X.	Number 10	Kilinski Van Wyk, PLLC	\$109.50
XI.	Number 11	Kilinski Van Wyk, PLLC	\$1,173.39
XII.	Number 12	Atlantic TNG, LLC	\$43,872.00
XIII.	Number 13	Core & Main	\$73,456.24
XIV.	Number 14	Tucker Paving, Inc.	\$366,740.07
XV.	Number 15	Tucker Paving, Inc.	\$238,096.68
XVI.	Number 16	Core & Main	\$485,862.73
XVII.	Number 17	Core & Main	\$29,805.28
XVIII.	Number 18	Atlantic TNG, LLC	\$21,936.00
XIX.	Number 19	Tucker Paving, Inc.	\$1,022,005.53
XX.	Number 20	360 Recreation LLC	\$21,116.35
XXI.	Number 21	Onsight Industries	\$35,129.50
XXII.	Number 22	Kilinski Van Wyk, PLLC	\$706.00
XXIII.	Number 23	Tucker Paving, Inc.	\$534,491.94
XXIV.	Number 24	Tucker Paving, Inc.	\$438,298.29
XXV.	Number 25	Core & Main	\$291.25
XXVI.	Number 26	Kilinski Van Wyk, PLLC	\$73.00
XXVII.	Number 27	360 Recreation LLC	\$34,631.74
XXVIII.	Number 28	Tucker Paving, Inc.	\$620,008.90

On MOTION by Mr. Blakley and seconded by Ms. Matt, with all in favor, Requisitions 1 through 28, as listed, were ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01,  
Directing the Chairperson, Vice

**Chairperson and District Staff to File a Petition with the City of Winter Haven, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

Ms. Hammock presented 2025-01, which will authorize Staff to file the Boundary Amendment which will add approximately 88.584 acres to the District's boundaries. A separate motion will be taken to approve the Boundary Amendment Funding Agreement between the CDD and CRPC Peace Creek, LLC, solely related to funding the work required for preparation and filing of the Boundary Amendment.

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2025-01, Directing the Chairperson, Vice Chairperson and District Staff to File a Petition with the City of Winter Haven, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.**

- **Consideration of Boundary Amendment Funding Agreement**

**On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, the Boundary Amendment Funding Agreement between the CDD and CRPC Peace Creek, LLC, was approved.**

#### **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2024**

**On MOTION by Mr. Blakley and seconded by Ms. Matt, with all in favor, Unaudited Financial Statements as of August 31, 2024, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of August 1, 2024 Public Hearing,  
Regular Meeting and Audit Committee  
Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the August 1, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kilinski|Van Wyk PLLC**

Ms. Hammock stated that Staff is prepared to file the Boundary Amendment upon receipt of the Resolution. Mr. Torres stated that it will be forwarded today.

**B. District Engineer: Sloan Engineering Group, Inc.**

There was no report.

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

There was no report.

- **NEXT MEETING DATE: November 7, 2024 at 1:00 PM**
  - **Quorum Check**

The November 7, 2024 meeting will be cancelled.

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS**

**Public Comments**

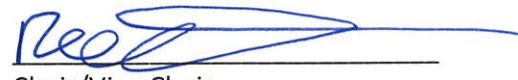
No members of the public spoke.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Blakley and seconded by Ms. Matt, with all in favor, the meeting adjourned at 1:06 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair