

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

The regular meeting of the Board of Supervisors of the Peace Creek Village Community Development District was held on **Tuesday, January 13, 2026** at 1:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and via Zoom Webinar.

Present and constituting a quorum were:

David Matt	Chairman
Kristen Matt	Vice Chairperson
John McKay	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Steve Sloan <i>by Zoom</i>	District Engineer, Sloan Engineering

The following is a summary of the discussions and actions taken at the January 13, 2026 Peace Creek Village Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:01 p.m. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Mariellen Jewers (Seat #3)

Ms. Burns stated a resignation letter has been received from Mariellen Jewers holding seat #3.

January 13, 2026

Peace Creek Village CDD

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Accepting the Resignation Letter from Mariellen Jewers holding Seat #3, was approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. Burns stated since the approval of the resignation letter there is now a vacancy for Seat #3. She asked for any nominations to fill the vacancy. Mr. David Matt nominated Tom Franklin to fill seat #3.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Appointing Tom Franklin to Fill Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns noted Mr. Franklin was not in attendance and she will administer the oath of office at the next meeting.

D. Consideration of Resolution 2026-05 Appointing an Assistant Secretary

Ms. Burns stated this resolution appointments the new Supervisor as an Assistant Secretary.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-05 Appointing Tom Franklin as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 14, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the October 14, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, the Minutes of the October 14, 2025 Board of Supervisors Meeting, were approved.

January 13, 2026

Peace Creek Village CDD

FIFTH ORDER OF BUSINESS

Presentation of Memo Regarding Amendments to District Rules of Procedure

A. Consideration of Resolution 2026-03 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns presented the resolution noting this would set a public hearing on the adoption of amended and restated Rules of Procedure for the District. She noted this updates the Rules of Procedure on recent statutory changes. She noted that they were recommending March 10, 2026 as the public hearing date.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-03 Setting a Public Hearing on the Adoption of the Amended and Restated Rules of Procedure for the District on March 10, 2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Setting a Public Hearing on the Adoption of Amenity Policies & Rates

Ms. Burns presented the resolution setting a public hearing on the adoption of Amenity Policies & Rates. She noted these are standard amenity policies. She suggested this hearing for March 10, 2026. She discussed the nonresident user fee and a fee for replacement cards that will be set at the hearing.

On MOTION by Mr. David Matt, seconded by Mr. John McKay, with all in favor, Resolution 2026-04 Setting a Public Hearing on the Adoption of Amenity Policies & Rates for March 10, 2026, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of 2026 Data Sharing & Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this item is ratification of the 2026 Data Sharing & Usage Agreement with the Polk County Property Appraiser. She added this allows for collection on the tax bills and certain records would be exempt.

January 13, 2026

Peace Creek Village CDD

On MOTION by Mr. David Matt, seconded by Mr. John McKay, with all in favor, the 2026 Data Sharing & Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2024 Project Bonds from AMTEC

Ms. Burns presented the Arbitrage Rebate Report for Series 2024 Project Bonds from AMTEC. She noted this will prove the District did do not earn more interest than paid on the bonds. She noted there are no arbitrage issues.

On MOTION by Mr. David Matt, seconded by Mr. John McKay, with all in favor, Accepting the Arbitrage Rebate Report for Series 2024 Project Bonds from AMTEC, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Sloan stated he had nothing to report.

C. Field Manager’s Report

Mr. Bailey reviewed the field manager’s report to include updates on the meter separation for HOA and the CDD, road sign placed back, vendors performances, unsodden areas, and that Tract N and I are not finished areas and have not been sodded.

Mr. Bailey stated that Prince provided a quote for grading and sodding for \$73,000. There was discussion of the sodding areas, the Prince contract on mowing of grasses, additional costs on maintenance, common areas, code compliance possibilities, resident issues with cutting grass, and the consideration of looking at other proposals.

The Board requested District counsel to follow up with verification on the Tract N and I for sodding or seeding. The estimated date for breaking ground is for February.

D. District Manager’s Report

i. Ratification of Funding Request #11

Ms. Burns presented Funding Request #11 and asked for ratification.

January 13, 2026

Peace Creek Village CDD

On MOTION by Ms. Kristen Matt, seconded by Mr. David Matt, with all in favor, Funding Request #11, was ratified.

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the balance sheet and income statement.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. David Matt, seconded by Mr. John McKay, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
David Matt
F98C61FC633F401...
Chairman/Vice Chairman