

**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, April 14, 2026** at 1:03 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
Tom Franklin	Assistant Secretary
Tashina Knowles	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Allen Bailey	Field Manger, GMS

The following is a summary of the discussions and actions taken at the April 14, 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 1:03 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. Swearing in Newly Appointed Supervisor Thomas Franklin, Sr. (*appointed at January 13, 2026 Board Meeting*)

Ms. Burns stated Tom Franklin was sworn in prior to the start of the meeting.

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B. Acceptance of Resignation of Supervisor John McKay (Seat #4)

Ms. Burns stated they received a letter of resignation from John McKay. She asked for a motion to accept his resignation letter.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Accepting the Resignation of Supervisor John McKay (Seat #4), was approved.

C. Appointment to Vacant Board Seat #4

Ms. Burns asked for a nomination to fill Seat #4. Mr. David Matt nominated Tashina Knowles.

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Appointment of Tashina Knowles to Vacant Board Seat #4, was approved.

D. Swearing in Newly Appointed Supervisor

Ms. Burns administered the oath of office to Tashina Knowles. Ms. Hancock discussed the legal considerations about Ms. Knowles's position.

E. Consideration of Resolution 2026-08 Electing Officers

Ms. Burns stated there were some changes in the Board members. Mr. David Matt was elected to serve as the Chair, Ms. Kristen Matt as the Vice Chair, Ms. Knowles, Mr. Franklin, and Mr. Keen serve as Assistant Secretaries along with George Flint. Ms. Burns serves as Secretary.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-08 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the March 10, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 10, 2026 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve.

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On MOTION by Ms. Kristen Matt, seconded by Mr. David Matt, with all in favor, the Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-09
Approving the Proposed Fiscal Year
2026/2027 Budget (Suggested Date: July 14,
2026), Declaring Special Assessments, and
Setting the Public Hearings on the Adoption
of the Fiscal Year 2026/2027 Budget and the
Imposition of Operations and Maintenance
Assessments**

Ms. Burns presented Resolution 2026-09, which involves approving the proposed Fiscal Year 2027 budget, declaring special assessments, and scheduling a public hearing for the adoption of the budget and the imposition of operations and maintenance assessments. The resolution initiates the annual budget process, requiring the adoption of a preliminary budget before June 15th and submission to the city at least 60 days prior to the public hearing, which is proposed for July 14th at 1:00 p.m. The budget included sets a spending cap that cannot be increased but may be reduced and aligns notice amounts between Phase 1 and Phase 2 for assessment purposes. A capital reserve transfer is included to equalize these assessment notice amounts, though reserves typically aren't charged until the community is fully built out. This approach ensures consistent notification levels for all assessment areas moving forward. The estimates for Assessment Area 2 in the proposed budget are preliminary, as the area has not yet been constricted or turned over. Improved figures are expected by July, with current numbers based on maps and comparable amenities nearby. Specifically, amenity costs are projected using data from a similar facility at Peace Creek, factoring in the size of the pool and related services. These benchmarks provide a basis for the budget until more accurate numbers become available. She mentioned that the Board has flexibility to adjust items like security and maintenance when finalizing the budget in July. He noted this would be revised and be brought back to the Board July 14, 2026.

On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-09 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027

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Budget and the Imposition of Operations and Maintenance Assessments on July 14, 2026 at 1:00 p.m., was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

The Engineer was not present at the meeting.

C. Field Manager's Report

Mr. Bailey reported several updates; the asphalt buildup near the pickleball court has been cleared, and a review of the ponds for proposed "no swimming" wildlife signs was completed. Landscaping contractors are adjusting their maintenance schedule for the spring, mindful of the lowered water table and current irrigation restrictions. There are concerns about algae growth due to reduced pond levels and warmer temperatures, so vendors are being vigilant. Signs for the playground, pickleball court, and a stop sign for Lillian Drive are in progress, with a delay caused by a back-ordered pole now resolved.

i. Consideration of Proposal for Wildlife Signage

Mr. Bailey presented a proposal to install 21 wildlife signs at designated locations agreed upon by the insurance provider, with the total installation cost being \$3,460.

On MOTION by Mr. David Matt, seconded by Mr. Franklin with all in favor, the Proposal for Wildlife Signage, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register that is included in the package for review.

On MOTION by Mr. Franklin, seconded by Mr. David Matt, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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Ms. Burns reviewed the balance sheet and income statement.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Franklin, seconded by Mr. David Matt, with all in favor, the meeting was adjourned.
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Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
David Matt

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Chairman/Vice Chairman