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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**, **July 14, 2026** at 1:04 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 *joined late*	Assistant Secretary
Tashina Knowles	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock *by Zoom*	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Sleve Sloan	District Engineer, Sloan Engineering

The following is a summary of the discussions and actions taken at the July 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 1:04 p.m. Four 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 **Approval of Minutes of the April 14, 2026 Board of Supervisors Meeting**

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Ms. Burns presented the minutes from the April 14, 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.

> On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, the Minutes of the April 14, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns stated the public hearing was advertised and asked for a motion to open the public hearing.

> On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-10 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns stated there were no members of the public present so the Board could move on to Resolution 2026-10, adopting the District's Fiscal Year 2027 budget and appropriating funds. She explained that the budget had been updated since the Board previously reviewed it, noting that the original preliminary budget set a cap matching the Phase 1 cap. The costs were updated, and Phase 2 was revised to include a developer contribution to account for the builder caps in place for D.R. Horton and Dream Finders. She stated that the portion over the listed amounts would be billed as a developer contribution and offered to answer any questions or make any changes.

> On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-10 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement

Ms. Burns stated that the District also had the Fiscal Year 2027 Budget Deficit Funding Agreement for consideration. She explained that the agreement relates to the portion of the

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developer contribution intended to offset the cap in place with the builders. She stated that the agreement is with ERPC Parker Reserve, LLC.

> On MOTION by Ms. Kristen Matt, seconded by Mr. David Matt, with all in favor, the Fiscal Year 2026/2027 Budget Deficit Funding Agreement, was approved.

Ms. Burns asked for a motion to close the public hearing.

> On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns stated that the next item was the public hearing on the imposition of operations and maintenance special assessments, noting that there was an increase in assessments. She explained that a separate hearing was required to impose the assessment and that the increase related only to Phase 2, with no increase for Phase 1.

> On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-11, imposing special assessments and certifying an assessment roll for collection, was included in the package for review. She explained that the resolution would certify the assessments for collection for the O&M budget the Board had just approved, along with previously levied debt assessments that would be collected on the tax roll.

> On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the Public Hearing.

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On MOTION by Ms. Kristen Matt, seconded by Mr. David Matt, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-12, designating a regular monthly meeting date, time, and location for Fiscal Year 2027. She explained that the schedule included in the agenda package was the same as the current year with respect to date and time. She noted that select months were listed rather than monthly meetings due to library availability and certain events occurring during those months. She stated that the proposed schedule should be more than sufficient for the District's needs for the upcoming year and offered to answer questions or make changes if requested.

**Mr. Franklin joined the meeting at this time.*

On MOTION by Mr. David Matt, seconded by Ms. Kristen Matt, with all in favor, Resolution 2026-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-13 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 3, 2026) *(this CDD is required to hold LOE on 1st Tuesday of November this year)* (Seat #3, Seat #4 & Seat #5)**

Ms. Burns stated that Resolution 2026-13 would designate the date, time, and location for the landowners' election. She explained that the District is required to hold the landowners' election on the first Tuesday of the month and therefore it could not be held in conjunction with the regular meeting. She noted that the first two elections must follow that schedule and that the proposed date listed was November 3, 2026 at 2:10 p.m. She stated that not all Board members needed to be present because no Board meeting would be scheduled that day, and that Board

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members could assign a proxy to Ms. Burns or someone else who would be present, so they may not need to attend.

> On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Resolution 2026-13 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 3, 2026) (this CDD is required to hold LOE on 1st Tuesday of November this year) (Seat #3, Seat #4 & Seat #5), was approved.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-14 Acknowledging Donation of Real Property

Ms. Hancock stated that, for Resolution 2026-14, Mr. David Matt and Ms. Kristen Matt would need to abstain from discussion and voting because Florida Statutes require any supervisor who may receive a potential benefit from a vote to abstain from voting and discussion. She explained that only the two non-affiliated developer supervisors would be able to vote on the matter.

She stated that Mr. David Matt and Ms. Kristen Matt are owners in ERPC Peace Creek, LLC, which donated land within Phase 1 of the Peace Creek Village Community Development District to the District. She noted that the donation may potentially result in favorable tax treatment for ERPC, with which they are associated, and that Mr. David Matt and Ms. Kristen Matt would be required to file Form 8B Memoranda of Voting Conflict as a precautionary measure. She also noted that they are elected officials of the District pursuant to Section 190.006(2)(b), Florida Statutes, on a one-acre, one-vote basis by the District's landowners, and that, as elected public officers, they are not prohibited from voting in their official capacity under Section 112.3143(4), Florida Statutes. She stated that any benefit to ERPC from the measure would be shared by all members of ERPC in proportion to their holdings and would not be a special or exclusive benefit to Kristen or Dave individually.

She stated that this was the conflict being claimed under the Florida Statutes and asked whether there were any questions or concerns related to the transaction. She explained that the resolution covered the conveyance of real property in Phase 1 to the District, including open space areas, amenity tracts, roadways, and similar property. She noted that stated that the voting conflict forms would be sent to Mr. David Matt and Ms. Kristen Matt for execution and noted that the forms needed to be filed within 15 days of the meeting date.

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Ms. Burns noted that Mr. David Matt and Ms. Kristen Matt did abstain from voting.

> On MOTION by Mr. Franklin, seconded by Ms. Knowles, with all in favor and Mr. David Matt and Ms. Kristen Matt abstaining, Resolution 2026-14 Acknowledging Donation of Real Property, was approved.

EIGHTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Reports from AMTEC**

A. Series 2024 Project Bonds
B. Series 2025 Project Bonds

Ms. Burns stated that the next item was the presentation of the arbitrage rebate reports from AMTEC. She noted that two reports were included, one for the Series 2024 project bonds and one for the Series 2025 project bonds. She explained that, under the Internal Revenue Code, the District must demonstrate that it does not earn more interest than it pays on the bonds, as doing so could have tax implications for the District. She stated that the reports show a negative arbitrage amount on page four and that the reports are required under the trust indenture from an independent report.

> On MOTION by Mr. Franklin, seconded by Ms. Kristen Matt, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC, was approved.

NINTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns presented Year 2025 audit report. She explained that the District is required to obtain an annual independent audit and noted that page 29 of the audit contains the report to management, which outlines and summarizes the audit. She stated that there were no findings and no instances of non-compliance, that the audit was considered clean, and that it was submitted to the state before the June 30 deadline. She offered to answer any questions and stated that, because it was an independent audit, the Board was looking for a motion to accept the audit.

> On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

TENTH ORDER OF BUSINESS **Goals and Objectives**

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A. Adoption of Fiscal Year 2027 Goals & Objectives

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns presented the goals and objectives. She explained that two sets of goals and objectives were included: the proposed Fiscal Year 2027 goals and objectives and the previously approved Fiscal Year 2026 goals and objectives. She noted that the proposed 2027 goals were the same as the 2026 goals previously approved by the Board. She stated that, in the event the Board did not meet again before the end of the fiscal year, the Board could approve the Fiscal Year 2027 goals and objectives and authorize the Chair to confirm with staff that the 2026 goals and objectives had been met and sign the required form at year-end. She noted that approval would keep the District in compliance with the statutory requirement.

> On MOTION by Mr. Franklin, seconded by Ms. Kristen Matt, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock stated that she did not have much else to report and reminded the Board to complete their ethics training by the end of the year.

B. Engineer

Nothing to report, next item followed.

C. Field Manager's Report

Mr. Bailey reported that several maintenance items were underway, including growth from seeding in areas maintained by Prince, installation of wildlife warning signs around the pond, setup of playground and pickleball court rules for Phase 1, ongoing landscape maintenance, and continued lake management. He noted that low water and heat continued to create conditions favorable for algae blooms, but the vendor was monitoring the issue, and the Phase 2 amenity continued to progress.

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i. Consideration of Proposal to Repair Two (2) Erosions in Phase 1 from Prince & Sons

Mr. Bailey also reported significant erosion at Tract G in Phase 1, where a section of the dry pond bank appeared to have collapsed, along with a smaller erosion area farther south. Prince provided a proposal in the amount of $6,500 to repair the erosion through grading and sod. After discussion, the Board directed that the District Engineer review the issue first to determine whether the proposed repair was appropriate and approved the prince proposal as a not-to-exceed amount, subject to the engineer's review.

On MOTION by Ms. Kristen Matt, seconded by Mr. Franklin, with all in favor, the Proposal to Repair Two (2) Erosions in Phase 1 from Prince & Sons, was approved.

ii. Conveyance Report for Phase 2 (Parker Reserve)

Mr. Bailey noted additional erosion areas in Phase 2 near the larger wet ponds. The Board discussed that those items may fall under warranty or contractor responsibility and directed that the issue be documented by email with photographs so it could be forwarded to the contractor. The Board also discussed the Phase 2 conveyance report and punch list items, including unfinished areas, sod deficiencies, and erosion concerns, and agreed that the contractor should address those items before approval of the final pay application.

iii. Consideration of Proposals for Landscape Maintenance for Phase 2 (Parker Reserve)

a) Prince & Sons Addendum to Add to Current Contract *(to be provided under separate cover)*

b) Garrison Land ("Normal" & "Adjusted Bids")

Mr. Bailey reviewed landscaping proposals for Phase 1 and Phase 2. Garrison proposed maintaining Phase 1 and the currently completed portions of Phase 2, with a reduced Phase 2 scope option at $58,800. Prince's total proposal was approximately $92,656. After discussion regarding cost savings and scope, the Board approved terminating the existing Prince contract with the required 30-day notice.

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> On MOTION by Ms. Kristen Matt, seconded by Mr. Franklin, with all in favor, the Termination of the Existing Prince Contract, was approved.

The Board approved the Garrison proposal using the reduced Phase 2 scope option.

> On MOTION by Mr. Franklin, seconded by Mr. David Matt, with all in favor, the Garrison Proposal reduced Phase 2 Option, was approved.

iv. Consideration of Proposal for Aquatic Maintenance Services for Phase 2 (Parker Reserve) ***(to be provided under separate cove)***

Mr. Bailey presented a proposal from the current aquatic maintenance vendor to manage the five ponds in Phase 2 for $5,700 annually, or $475 per month.

The Board also discussed adding wildlife warning signs at the Parker retention ponds due to reported alligator activity, and Mr. Bailey stated he would prepare a proposal for multiple signs to be placed visibly around the ponds.

> On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, Proposal for Aquatic Maintenance Services for Phase 2, was approved.

v. Consideration of Proposal for Dog Waste Station Installation and Maintenance in Phase 1

Mr. Bailey presented a proposal for pet waste stations in Phase 1. The proposal included six stations, with a one-time setup cost of $2,469.50 and monthly service of $300. After discussion, the Board chose to proceed with only the three green stations initially, reducing the recurring service cost to $150 per month, and approved the installation and service for those stations.

> On MOTION by Mr. David Matt, seconded by Mr. Franklin, with all in favor, the Proposal for Dog Waste Station Installation and Maintenance in Phase 1, 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.

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

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the balance sheet and income statement.

iii. Presentation of Number of Registered Voters – 18

Ms. Burns stated that the District is required each year to determine the number of registered voters within the District as of April 15. She explained that the District tracks that number for purposes of turnover of resident seats on the Board. Once the District has at least 250 registered voters and has been established for at least six years, two Board seats will transition to residents at the following landowners' election. She stated that there are currently 18 residents within the community, so the District will continue tracking the number because neither threshold has been met.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

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

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
David Matt
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Chairman/Vice Chairman