MINUTES OF MEETING
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Peace Crossing Community Development District held a Public Hearing and Regular Meeting on August 1, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present were:

Kevin Mays	Vice Chair
Michael Osborn	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Travis Fledderman (via telephone)	District Engineer
Jason Gonzalez (via telephone)	Greenberg Traurig

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:05 a.m.

Supervisors Kramer, Mays and Osborn were present. Supervisors Breakstone and Onorato were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending

September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres stated that, as proposed, the Fiscal Year 2025 budget total expenditure amount is $86,290. This is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Mays and seconded by Mr. Osborn, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Construction Funding Agreement**

Mr. Eckert stated that this Construction Funding Agreement provides a mechanism to reimburse the Developer for any eligible funds they advance towards the CDD's Capital Improvement Plan (CIP) expenses before bonds are issued.

On MOTION by Mr. Mays and seconded by Mr. Osborn, with all in favor, the Construction Funding Agreement with Lake Wales Property Holdings, LLC, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Temporary Construction Easement**

Mr. Eckert stated that the Temporary Construction Easement allows the CDD to build the spine road, as it will not yet own the land until it is platted.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Temporary Construction Easement with Lake Wales Property Holdings, LLC, was approved.**

SIXTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Memorandum regarding House Bill 7013 Special Districts Performance Measures and Standards Reporting; outlining a new state requirement for CDDs to establish and report annual goals and objectives. District Management identified Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Designating the Location of the Local District Records Office; and Providing an Effective Date**

Mr. Eckert recommended designating a local records office within the County within the next 30-days, before the CDD issues bonds. Mr. Kramer and Mr. Torres will try to find a location.

This item was tabled.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

NINTH ORDER OF BUSINESS **Approval of May 2, 2024 Regular Meeting Minutes**

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the May 2, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that he and the contractor for the spine road have a conference call at 4:00 p.m. today to go over the construction contract for the spine road, which is being revised to incorporate new language regarding a new statute related to how the final completion of punch list items is handled. He found a way to eliminate 15 days from that process and stated that another way to eliminate delays is conducting inspections on day one after substantial completion, versus day 30. He will notify the Board if there are any issues.

In order for the Underwriter to market the bonds at the best rate possible and because of the status of the U.S. Army Corps of Engineers (USACE) permits on B2 and C2, Mr. Eckert stated it is necessary to temporarily expand Assessment Area One to include Parcels E and F in the initial Assessment Area One. This will require the CDD to amend, repeal or replace the Delegated Award Resolution adopted in February, 2024 and amend the related Supplemental Engineer's Report and Supplemental Methodology Report.

Due to the short timeline to obtain financing, Mr. Eckert asked for a Special Meeting to be scheduled for August 16, 2024 at 11:00 a.m. at this location.

> **On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, authorizing Staff to schedule and notice a Special Meeting on August 16, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808, was approved.**

B. District Engineer: Stantec Consulting Services, Inc. – Update on Status of Construction Contract

There was no report.

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

- **NEXT MEETING DATE: September 5, 2024 at 11:00 AM**
  - **QUORUM CHECK**

Supervisors Kramer and Osborn confirmed their attendance at the August 16, 2024 Special Meeting.

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Mr. Kramer stated that the CDD will need to advertise a Request for Qualifications (RFQ) before construction inspection; he will prepare the project scope and send it to Mr. Torres to start the process. Mr. Eckert explained the RFQ and award process. Staff will place this on the August 16, 2024 Special Meeting agenda so the Board can review the RFQ Competitive Selection Citeria form, and, if approved, Staff will advertise the RFQ the following day.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, the meeting adjourned at 11:19 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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~~Chair~~/Vice Chair
ASSISTAT SECRETARY