

**MINUTES OF MEETING
PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting on November 7, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present were:

Justin Onorato	Assistant Secretary
Michael Osborn	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Travis Fledderman (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:37 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Ratification of Stantec Consulting Services,
Inc. Agreement for Professional
Engineering Services**

Mr. Torres presented the Stantec Consulting Services, Inc. Agreement for Professional Engineering Services.

Mr. Eckert stated Staff negotiated with the District Engineer and agreed to their #1 ranking by the Board.

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, the Stantec Consulting Services, Inc. Agreement for Professional Engineering Services, was ratified.

FOURTH ORDER OF BUSINESS

Presentation of Terms of Bond Sale

Mr. Eckert presented the FMSbonds Closing Memorandum and stated the bond sale is scheduled to close tomorrow. The amount of the bonds is \$23,745,000, sold in three different coupons with three different maturities. No action is required on this item.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Setting Forth the Specific Terms of the Peace Crossing Community Development District's Special Assessment Revenue Bonds, Series 2024; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting Series 2024 Supplemental Assessment Methodology Report; Confirming, Allocating And Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing For Conflicts, Severability and an Effective Date

Mr. Eckert presented Resolution 2025-01. The adoption of this Resolution is the next step in the assessment process. This will adopt the Engineer's Report and Assessment Methodology and has information related to the bonds in the attached exhibits.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-01, Setting Forth the Specific Terms of the Peace Crossing Community Development District's Special Assessment Revenue Bonds, Series 2024; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting Series 2024 Supplemental Assessment Methodology Report; Confirming, Allocating And Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing For Conflicts, Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Disclosure of Public Financing and Maintenance of Improvements**

Mr. Eckert stated anytime the CDD issues bonds, it must provide a Disclosure of Public Financing and Maintenance of Improvements to alert potential buyers that bonds were issued and assessments levied.

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Extension of Requests for Qualifications for CEI Services Due to Hurricane Helene to October 31, 2024**

Mr. Eckert discussed the need to extend the due date for the Request for Qualifications for CEI Services due to Hurricane Helene to October 31, 2024.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the extending the due date for the Request for Qualifications for CEI Services, was ratified.

EIGHTH ORDER OF BUSINESS**Review of Responses to RFQ for Continuing Construction Engineering & Inspection Services****A. Respondents**

Mr. Torres stated GAI Consultants and WSB submitted responses.

B. Ranking/Evaluation

The Board and Staff completed the scoring criteria ranking sheet.

Mr. Torres tabulated the scores and ranking, as follows:

#1	GAI Consultants	94 points
#1	WSB	94 points

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, ranking both GAI Consultants and WSB as the #1 ranked respondents to the RFQ for Continuing Construction Engineering & Inspection Services, with 94 points each, was approved.

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, authorizing District Staff to negotiate contracts with one or both companies, was approved.

NINTH ORDER OF BUSINESS**Review of Responses to RFQ for Continuing Construction Engineering & Inspection Services for Lake Wales Spine Road Project****A. Respondents**

Mr. Torres stated GAI Consultants and WSB submitted responses.

Mr. Fledderman, of Stantec, stated his firm submitted a package for consideration on the original due date, in person, at Management's office. Mr. Torres stated that he will verify delivery of the Stantec packet. Mr. Kramer stated the Board will hold off on negotiating contracts until further notice.

B. Ranking/Evaluation

C. Authorization to Negotiate and Finalize Contract(s)

Mr. Torres recessed the meeting to check on the Stantec submittal.

Mr. Torres reconvened the meeting.

Mr. Torres stated that Stantec did submit a response to the RFQ for Continuing Construction Engineering & Inspection Services for Lake Wales Spine Road Project and it is at District Management's Boca Raton office.

This item was deferred to the next meeting due to the missing Stantec package.

TENTH ORDER OF BUSINESS**Consideration of Public Facilities Report**

Mr. Eckert presented the Public Facilities Report prepared by Stantec.

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, the Public Facilities Report dated September 2024, was approved.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2024**

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

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

A. August 1, 2024 Public Hearing and Regular Meeting

B. August 16, 2024 Special Meeting

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the August 1, 2024 Public Hearing and Regular Meeting and August 16, 2024 Special Meeting Minutes, both as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Authorization to Prepare and Finalize Reimbursement Agreement with City of Lake Wales for Reimbursement for Utility Relocations related to Thompson Nursery Road**

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, authorizing District Counsel to prepare and finalize the Reimbursement Agreement with the City of Lake Wales for Reimbursement for Utility Relocations related to Thompson Nursery Road, was approved.

A Board Member stated State law provides that, if it is a widening of a road that involves locating a utility provider's utility, they must fund that part of the project.

Mr. Eckert stated there is another Agreement related to this item that is different than the Agreement with the County; the Agreement was originally between the Developer and the County.

Mr. Kramer stated the CDD started drafting the Agreement with the Developer but it makes much more sense to be with the CDD because it is work that the CDD is doing with the CDD's contractor and then the County, as part of that, he asked for a full widening of that road.

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, authorizing District Counsel to prepare an Agreement with the County for road widening work and authorizing the Chair or Vice Chair to execute, once finalized, 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: December 5, 2024 at 11:00 AM**
 - **QUORUM CHECK**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

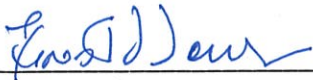
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Osborn, with all in favor, the meeting adjourned at 12:17 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair