

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

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting on December 5, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present were:

Noah Breakstone
Justin Onorato
Kevin Kramer

Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Mike Eckert
Travis Fledderman (via telephone)
Dave D'Ambrosio (via telephone)

District Manager
District Counsel
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 Breakstone were present. Supervisors Osborn and Mays were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing and Maintenance of
Improvements**

Mr. Eckert stated the Disclosure of Public Financing and Maintenance of Improvements must be presented and approved every time bonds are issued. It is then recorded in the District's record to notify individuals that the District issued bonds and that assessments have

been levied against the property to secure the bonds. He recommended Board approval of the Disclosure document.

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

FOURTH ORDER OF BUSINESS

Review of Responses to RFQ for Construction Engineering & Inspection Services for Lake Wales Spine Road Project

Mr. Torres recalled that this item was deferred at the last meeting because the Stantec proposal was not available. He distributed the Request for Qualifications (RFQ) Scoring Criteria Ranking sheet.

A. Respondents

I. WSB

II. GAI Consultants

III. Stantec Consulting Services

B. Ranking/Evaluation

The Board considered the proposals and completed the scoring/ranking sheet.

Mr. Torres tabulated the scores as follows:

#1	WSB	93
#2	GAI Consultants	90
#3	Stantec Consulting Services	78

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, ranking WSB as the #1 ranked respondent, GAI Consultants as the #2 ranked respondent and Stantec Consulting Services as the #3 ranked respondent; authorizing Staff to negotiate and finalize a contract with WSB and to, if an agreement cannot be reached, negotiate with GAI, followed by Stantec, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Interlocal Infrastructure Agreement for Thompson Nursery Road**

Mr. Eckert presented the Interlocal Infrastructure Agreement for Thompson Nursery Road and stated that the Agreement provides a reimbursement mechanism for the CDD from the County for construction costs.

Mr. Kramer stated the Agreement stipulates that the CDD will be reimbursed monthly, in cash, upon submitting invoices to the County. The County will cover 91% of the cost of the project while the CDD is responsible for 9%. The terms have been solidified with the County, reviewed by District Counsel and forwarded to Developer's Counsel for review, although it need not be executed by the Developer.

Mr. Eckert recommended Board approval in substantial form.

On MOTION by Mr. Breakstone and seconded by Mr. Onorato, with all in favor, the Interlocal Infrastructure Agreement for Thompson Nursery Road, in substantial form, and authorizing the Chair and Vice Chair to execute, once finalized, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-02.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Peace Crossing Community Development District Special Assessment Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Resolution 2024-21, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date

Referencing Page 267 of the PDF, Mr. Eckert stated the current Resolution provides that non-continuing expenditures not exceeding \$10,000 can be made with approval of the District Manager, and up to \$25,000 with the approval of the District Manager and the Chair. However, if the Board wishes to make the Resolution consistent with District Counsel's other Districts, the amounts should be increased to \$25,000 and \$50,000, respectively, making sure that it is within the budget.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, drafting an amendment to Resolution 2024-21, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date was approved

EIGHTH ORDER OF BUSINESS

Consideration of Phillips & Jordan, Inc., Lake Wales Spring Road - Change Order Request #001

Mr. Fledderman presented the Phillips & Jordan, Inc., Lake Wales Spring Road, Change Order Request #001, in the amount of \$606,338.03, which is a deduct. The Board must also approve a second Change Order, which is a deduct for direct purchase materials related to the Tenth Order of Business.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Phillips & Jordan, Inc., Lake Wales Spring Road - Change Order Request #001, in the amount of \$606,338.03, was approved.

Mr. Eckert asked for approval of a deductive change order for the purchase of materials, in the amount of \$2 million, and authorizing the Chair or Vice Chair to execute.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the deduct Change Order, in the amount of \$2 million, for materials purchase from Core and Main and from Rinker, and authorizing the Chair or Vice Chair to execute, was approved.

Per Mr. Eckert, Mr. Fledderman will prepare both Change Orders.

NINTH ORDER OF BUSINESS

Consideration of Stantec Consulting Services, Inc., Work Authorization Number 1

Mr. Torres presented Stantec Consulting Services, Inc., Work Authorization Number 1. He stated this item was previously executed by the Vice Chair and asked for a motion to ratify.

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, Stantec Consulting Services, Inc., Work Authorization Number 1, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Purchase Requisition Request Forms

Mr. Fledderman presented the following:

- A. Core & Main [Lake Wales Spine Road, Civil Site Work \$1,904,507.87]
- B. Rinker [Lake Wales Spine Road \$54,331.30]

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the Core & Main Purchase Request for Lake Wales Spine Road Civil Site Work, in the amount of \$1,904,507.87 and the Rinker Purchase Request for Lake Wales Spine Road, in the amount of \$54,331.30, were approved.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of October 31, 2024**

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

- A. November 7, 2024 Special Public Meeting
- B. November 7, 2024 Regular Meeting

On MOTION by Mr. Kramer and seconded by Mr. Onorato, with all in favor, the November 7, 2024 Special Public Meeting and November 7, 2024 Regular Meeting Minutes, both as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Stantec Consulting Services, Inc.

There were no further reports from District Counsel or the District Engineer.

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

- NEXT MEETING DATE: January 9, 2025 at 11:00 AM
 - QUORUM CHECK

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

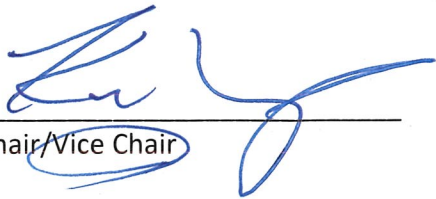
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Breakstone, with all in favor, the meeting adjourned at 12:20 p.m.
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair