

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

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting and Audit Committee Meeting on April 3, 2025 at 11:30 a.m., at the City of Davenport Community Center, 207 North Blvd West, Davenport, Florida 33837.

Present:

Kevin Mays
Kevin Kramer
Mike Osborn

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Kate John
Travis Fledderman

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:30 a.m.

Supervisors Kramer, Mays and Osborn were present. Supervisors Breakstone and Onorato were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-03, Amending Resolution 2024-21 and 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

Mr. Torres presented Resolution 2025-03. This increases the limits of what can be approved/spent/disbursed without prior approval by the Board.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Resolution 2025-03, Amending Resolution 2024-21 and 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 adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-04. This is necessary because the Fiscal Year 2024 expenditures exceeded budget. This will help avoid a finding in the annual audit.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Jr. Resolution 2025-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

SIXTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication**B. RFP Package**

These items were included for informational purposes.

C. Respondent(s)

I. Berger, Toombs, Elam, Gaines & Frank

Bid \$3,800 for Fiscal Year 2024; \$5,200 if bond issuance occurs in Fiscal Year 2024.

II. Carr, Riggs & Ingram, L.L.C.

Bid \$5,500 for Fiscal Year 2024; if bonds are issued, the fee will increase by an amount not to exceed \$5,000 per year.

III. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid \$2,850 for Fiscal Year 2024 and optional renewals at \$3,100 for Fiscal Year 2025, \$3,250 for Fiscal Year 2026, \$3,500 for Fiscal Year 2027 and \$3,600 for Fiscal Year 2028. Fee with bond issuance not provided.

IV. Grau & Associates

Bid \$2,800 for Fiscal Year 2024, \$2,900 for Fiscal Year 2025 and \$3,000 for Fiscal Year 2026; if bonds are issued the fee would increase by \$1,500.

D. Auditor Evaluation Matrix/Ranking

Mr. Torres presented the Audit Selection Committee's agreed upon scores and ranking of the respondents, as follows:

#1	Grau & Associates	100 points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	99 points
#3	Carr, Riggs & Ingram, L.L.C.	98 points
#4	Berger, Toombs, Elam, Gaines & Frank	97 points

SEVENTH ORDER OF BUSINESS**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

The Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

EIGHTH ORDER OF BUSINESS**Consider Recommendation of Audit Selection Committee**

- Award of Contract**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the accepting the Audit Selection Committee's scores, ranking and recommendation, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own, and awarding the Annual Audit Services contract to Grau & Associates, was approved.

NINTH ORDER OF BUSINESS**Consideration of Updated Statewide Mutual Aid Agreement**

Ms. John presented the Updated Statewide Mutual Aid Agreement. A Resolution will be presented at the next meeting to formally adopt the Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Updated Statewide Mutual Aid Agreement, was approved.

TENTH ORDER OF BUSINESS**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of February 28, 2025**
- B. Approval of December 5, 2024 Regular Meeting Minutes**
- C. Ratification Items**
 - I. Lake Wales Property Holdings, LLC, Special Warranty Deed [ROW Donation - Thompson Nursery Road]**
 - II. Bio-Tech Consulting, LLC Addendum to Proposal for Professional Services for Lake Wales Property - Spine Road GT Relocation/Invoice**
 - III. G-A-I Consultants, Inc. Agreement for Continuing Construction Engineering & Inspection**
 - IV. WSB, LLC Agreements**
 - a. Continuing Construction Engineering & Inspection Services**
 - b. Construction Engineering & Inspection Services for Lake Wales Spine Road Project**
 - V. Polk County Interlocal Infrastructure Agreement [Thompson Nursery Road]**
 - VI. Ashton Land Development LLC Temporary Construction Easement Agreement**
 - VII. Posner Group Holdings LLC Temporary Construction Easement Agreement**

- VIII. Core & Main Purchase Requisition Request [Lake Wales Spine Road, Civil Site Work]
- IX. Polk County Property Appraiser Agreements
 - a. 2025 Data Sharing and Usage Agreement
 - b. Contract Agreement
- X. Phillips & Jordan, Inc. Change Orders
 - a. No 001 [Lake Wales Spine Road Civil Site Work]
 - b. No 002 [Lake Wales Spine Road Civil Site Work]
- XI. Gray-Robinson Engagement Letter for Legal Counsel Services

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Consent Agenda items, as presented, were ratified, accepted and/or approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

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

There were no District Counsel or District Engineer Reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: May 1, 2025 at 9:00 AM
 - QUORUM CHECK

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

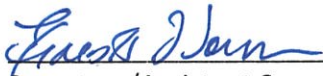
There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

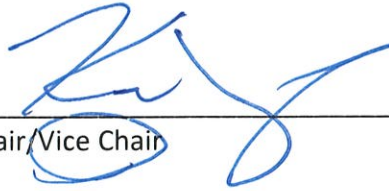
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Osborn and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 11:46 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair