MINUTES OF MEETING
PEACE CROSSING
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Peace Crossing Community Development District held a Regular Meeting on June 5, 2025 at 12:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Travis Fledderman (via telephone)	District Engineer
Eric Lavoie	BTI Partners
Dave D’Ambrosio (via telephone)	BTI Partners

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

Mr. Torres called the meeting to order at 12:04 p.m. Supervisors Kramer, Mays and Onorato were present. Supervisors Breakstone and Osborn were absent.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2025-05, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Mr. Torres presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2025-05, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 7, 2025 at 11:30 a.m., at the City of Davenport Community Center, 207 North Boulevard West, Davenport, Florida 33837, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-06. The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

LOCATION: Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808

DATES: October 3, 2025; November 7, 2025; December 5, 2025; January 9, 2026; February 6, 2026; March 6, 2026; April 3, 2026; May 1, 2026; June 5, 2026; July 3, 2026; August 7, 2026 and September 4, 2026

TIME October 2025 through February 2026: 11:00 AM

TIME March 2026 through May 2026 and August and September 2026: 11:30 AM

TIME June and July 2026: 12:00 PM

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Discussion: Memorandum Regarding Direct Purchase of Materials**

A. Consideration of Resolution 2025-07, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Eckert presented Resolution 2025-07.

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, Resolution 2025-07, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-08.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-09. The purpose of this Resolution is to add Felix Rodriguez to the Board. All prior appointments by the Board remain unaffected by this Resolution.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2025-09, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Phillips & Jordan, Inc. Change Order No. 003 [Lake Wales Spine Road Civil Site Work]**

Mr. Fledderman presented Phillips & Jordan, Inc. Change Order No. 003 related to the Lake Wales Spine Road Civil Site Work.

On MOTION by Mr. Onorato and seconded by Mr. Mays, with all in favor, authorizing Mr. Kramer to approve Phillips & Jordan, Inc. Change Order No. 003 related to the Lake Wales Spine Road Civil Site Work, for a $76,098.98 increase to the contract amount, and the anticipated Change Order for demobilization, outside of a meeting, was approved.

NINTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of April 30, 2025

B. Approval of April 3, 2025, Regular Meeting and Audit Committee Meeting Minutes

C. Ratification Items

I. Bio-Tech Consulting, LLC Addendum to Proposal for Professional Services

II. Order of Taking (for informational purposes)

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, Consent Agenda Items 9A; 9B as presented; and 9CI and 9CII, were accepted, approved and ratified, respectively.

TENTH 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: July 3, 2025 at 12:00 PM**
  - **QUORUM CHECK**

The July 3, 2025 meeting will likely be canceled.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Onorato and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 12:17 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair