

**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 7, 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
Jody Pino

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Mike Eckert
Kate John (via telephone)
Travis Fledderman (via telephone)
Joshua Breakstone (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer
BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:33 a.m. Supervisors Kramer and Mays were present. Supervisors Breakstone, Osborn and Onorato were absent.

Mr. Eckert announced that Supervisors Breakstone, Osborn and Onorato all submitted resignations, leaving only two remaining Board Members. As such, in order to establish a quorum, the law requires the remaining Board Members to appoint a third person to serve on the Board. Once a person is appointed and sworn in, a quorum will be established and the meeting, including acceptance of the resignations, can proceed.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Jody Pino to Fill
Unexpired Term of Seat 5; Term Expires
November 2026**

Mr. Kramer nominated Jody Pino to fill Seat 5. No other nominations were made.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the appointment of Jody Pino to fill Seat 5, was approved.

- **Administration of Oath of Office (the following to be provided under separate cover)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Jody Pino. Ms. Pino is familiar with the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Acceptance of Resignations

- A. **Noah Breakstone [Seat 1]**
- B. **Justin Onorato [Seat 3]**
- C. **Michael Osborn [Seat 5]**

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the resignations of Noah Breakstone, Justin Onorato and Michael Osborn, were accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Fill Unexpired Terms of Seats

- A. **Seat 1; Term Expires November 2028**
- B. **Seat 3; Term Expires November 2026**

Mr. Mays nominated Noah Breakstone to fill Seat 1 and Justin Onorato to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the appointments of Noah Breakstone to fill Seat 1 and Justin Onorato to fill Seat 3, were approved.

The Oath of Office will be administered to Noah Breakstone and Justin Onorato at another time.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-10. Mr. Mays nominated the following:

Noah Breakstone	Chair
Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary
Jody Pino	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Michael Osborn	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernest Torres	Assistant Secretary
Felix Rodriguez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2025-10, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-11. 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. This is a Landowner-contribution budget, with expenses being funded as they are incurred.

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

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Providing for the Collection and Enforcement of the Annual Installment of the Series 2024 Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Eckert presented Resolution 2025-12.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2025-12, Providing for the Collection and Enforcement of the Annual Installment of the Series 2024 Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Eckert presented the Fiscal Year 2025/2026 Budget Funding Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-13,
Authorizing Issuance of Competitive
Solicitations for Implementation of the
District's Capital Improvement Program;
Approving Evaluation Criteria for Requests
for Qualifications and Requests for
Proposals; Establishing a Construction
Evaluation Committee; Appointing Initial
Members of the Construction Evaluation
Committee and Providing for Removal and
Replacement; Defining the Duties of the
Construction Evaluation Committee;
Providing a Severability Clause; and
Providing an Effective Date**

Mr. Eckert presented Resolution 2025-13. This Resolution accomplishes the following:

- Appoints the Construction Evaluation Committee consisting of Eric Lavoie, Kevin Kramer, and Mark Jacobson.
- Pre-approves the Evaluation Criteria for Requests for Proposals (RFPs) for Construction Services and Requests for Qualifications (RFQs) that might be needed in the future. The Committee will have flexibility to modify the RFPs and RFQs within certain ranges, if necessary.
- Sets forth that the District Engineer can be a substitute Committee Member, if necessary.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2025-13, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-14, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2025-14, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TWELFTH ORDER OF BUSINESS**Consideration of Goals and Objectives
Reporting FY2026 [HB7013 - Special
Districts Performance Measures and
Standards Reporting]**

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

A request was made to authorize the Vice Chair, in addition to the Chair.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair or Vice Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

THIRTEENTH ORDER OF BUSINESS**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of June 30, 2025**
- B. Approval of June 5, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted; and the

June 5, 2025 Regular Meeting Minutes, subject to any necessary updates to Lines 59 through 68 related to the Fiscal Year 2026 Meeting Schedule, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated that much of the recent work has been related to an existing pipeline easement that runs through the property; there will be construction in the area for the spine road and expansion of Thompson Nursery Road.

B. District Engineer: Stantec Consulting Services, Inc.

There were no District Counsel or District Engineer Reports.

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

- **0 (Zero) Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 4, 2025 at 11:30 AM**
 - **QUORUM CHECK**

Regarding the Fiscal Year 2026 meeting dates listed in the June 5, 2025 meeting minutes, Mr. Torres stated that the minutes will be updated to reflect what was said during the meeting, rather than listing specific meeting dates, time, and locations.

The next meeting will be September 4, 2025, unless canceled.

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

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 11:49 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair