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 15, 2025 at 11:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd West, Davenport, Florida 33837.

Present:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Travis Fledderman (via telephone)	District Engineer
David D'Ambrosio (via telephone)	BTI Partners
Eric Lavoie	BTI Partners

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

Mr. Torres called the meeting to order at 11:30 a.m. Supervisors Kramer, Pino, and Mays 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 2026-01, Amending and Restating Resolution 2025-13; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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. Torres presented Resolution 2026-01.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-01, Amending and Restating Resolution 2025-13; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date**

Mr. Torres presented Resolution 2026-02.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]**

Mr. Torres presented Resolution 2026-03. Seats 3, 4 and 5 will be up for election at the Landowners' Election. The time and location are to be determined.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-03, Designating a Date of November 3, 2026 and at a Time and Location in Polk County to be determined, for the Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date, was adopted.

SIXTH 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 for Lake Wales Spine Road Civil Site Work, which is composed of an accumulation of nine sub-change order requests. He reviewed the contents of the Change Order, which were mostly minor with some increases and decreases, but the most significant change was a reduction to the scope.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Phillips & Jordan, Inc. Change Order No. 003 for Lake Wales Spine Road Civil Site Work, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Pipeline & Reimbursement Agreement**

Mr. Eckert presented the Pipeline & Reimbursement Agreement.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Pipeline & Reimbursement Agreement, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Amendment to Pipeline Right of Way Easement**

Mr. Eckert presented the Amendment to Pipeline Right of Way Easement.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Amendment to Pipeline Right of Way Easement, in substantial form, was approved.

NINTH ORDER OF BUSINESS **Consideration of Permanent Encroachment Stipulation Letter**

Mr. Eckert presented the Permanent Encroachment Stipulation Letter.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Permanent Encroachment Stipulation Letter, in substantial form, was approved.

TENTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025

Mr. Torres noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of October 31, 2025

B. Approval of Minutes

- **I. June 5, 2025 Regular Meeting**
- **II. August 7, 2025 Public Hearing and Regular Meeting**

C. Ratification Items

- **I. Bio-Tech Consulting, LLC Proposal No. 25-1699 [Lake Wales 2025 Eagle Nest Monitoring]**
- **II. Special Warranty Deed [Phase 1 Spine Road and Associated Drainage Facilities]**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted; the June 5, 2025 Regular Meeting Minutes and the August 7, 2025 Public Hearing and Regular Meeting Minutes, both as presented, were approved; and Bio-Tech Consulting, LLC Proposal No. 25-1699 for Lake Wales 2025 Eagle Nest Monitoring and the Special Warranty Deed for Phase 1 Spine Road and Associated Drainage Facilities; were ratified.

TWELFTH ORDER OF BUSINESS **Discussion: FY2026 Meeting Schedule**

There were no changes to the Fiscal Year 2026 Meeting Schedule

THIRTEENTH 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: January 8, 2026 at 11:30 AM**
  - **QUORUM CHECK**

The January 8, 2026 meeting will be canceled.

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 Ms. Pino and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 11:45 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair