

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

December 7, 2020

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

November 30, 2020

Board of Supervisors

Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on December 7, 2020, at 2:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Business Items
 - A. Administration of Oath of Office to Newly Elected Supervisors, David Holt [Seat 1], Thomas Balduf [Seat 3] and Jerry Robinson [Seat 4] (*the following to be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B – Memorandum of Voting Conflict
 - B. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Lake Powell Residential Golf CDD, and Providing for an Effective Date
 - C. Update: 2nd Exit to Community - Emergency Egress
 - D. Landscape Standards Report – Supervisor Dean
 - E. Update: Encroachment and Mitigation Plan
 - F. Discussion/Update: Stormwater System – Assignment from POA to CDD

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

PUBLIC PARTICIPATION INFORMATION

CALL IN NUMBERS: 1-929-205-6099 (EST)

or 1-312-626-6799 (CST)

MEETING ID: 204 359 6216

- G. Discussion: Pond Aeration
 - H. Discussion: CDD Landscape Standards
 - I. Discussion: Security Agreement with POA
3. Consent Agenda Items
- A. Acceptance of Unaudited Financial Statements as of October 31, 2020
 - B. Approval of October 19, 2020 Virtual Regular Meeting Minutes
4. Staff Reports
- A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
 - B. District Counsel: *Burke Blue*
 - C. District Engineer: *McNeil Carroll Engineering, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: January 4, 2021 at 2:00 P.M. (Central Time)

○ QUORUM CHECK

David Holt	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
David Dean	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Thomas Balduf	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jerry Robinson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Calvin Starlin	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 5. Public Comments
- 6. Supervisors' Requests
- 7. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,



Howard McGaffney
 District Manager

During the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen to and participate in the meeting can do so by **Dialing 1-929-205-6099 (EST) or 1-312-626-6799 (CST), Meeting ID 204 359 6216.**

Additionally, participants are encouraged to submit questions and comments to the District Manager **no later than 12:00 p.m., on December 4, 2020 at mcgaffneyh@whassociates.com** to facilitate the Board's consideration of such questions and comments during the meeting.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2B

RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Powell Residential Golf Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Bay County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 7th day of December, 2020.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3A

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2020**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2020**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 157,288	\$ -	\$ 157,288
Wells Fargo - operating	142,715	-	142,715
Centennial Bank	256,895	-	256,895
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,951	-	121,951
FineMark - ICS	737,390	-	737,390
Investments			
Revenue	-	334,883	334,883
Reserve	-	204,662	204,662
Prepayment A	-	837	837
Due from governmental funds			
Other governments*	45,975	-	45,975
Other	54	-	54
Deposits	225	-	225
Undeposited funds	3,753	3,055	6,808
Total assets	<u>\$ 1,593,310</u>	<u>\$ 543,437</u>	<u>\$ 2,136,747</u>
LIABILITIES & FUND BALANCES			
Liabilities:	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	45,975	-	45,975
Total deferred inflows of resources	<u>45,975</u>	<u>-</u>	<u>45,975</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	300,000	-	300,000
Stormwater system upgrades	200,000	-	200,000
Restricted for:			
Debt service	-	543,437	543,437
Assigned to:			
3 months working capital	138,056	-	138,056
Unassigned	559,279	-	559,279
Total fund balances	<u>1,547,335</u>	<u>543,437</u>	<u>2,090,772</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,593,310</u>	<u>\$ 543,437</u>	<u>\$ 2,136,747</u>

*This receivable relates to the Revenue Certificate agreement with the City of Panama City Beach which sunsets February 20, 2022.

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 528,724	0%
Interest & miscellaneous	66	66	1,000	7%
Total revenues	<u>66</u>	<u>66</u>	<u>529,724</u>	0%
EXPENDITURES				
Administrative				
Supervisors	-	-	5,000	0%
Management	2,596	2,596	31,153	8%
Accounting	918	918	11,012	8%
Assessment roll preparation	1,209	1,209	14,510	8%
Audit	-	-	7,500	0%
Legal	-	-	6,200	0%
Engineering	-	-	13,280	0%
Postage	-	-	1,775	0%
Telephone	87	87	1,050	8%
Website maintenance	-	-	750	0%
Insurance	6,725	6,725	7,500	90%
Printing and binding	125	125	1,500	8%
Legal advertising	-	-	2,500	0%
Other current charges	66	66	500	13%
Office supplies	-	-	500	0%
Special district annual fee	-	-	175	0%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	83	1,000	8%
ADA website compliance	-	-	210	0%
Total administrative	<u>11,809</u>	<u>11,809</u>	<u>114,746</u>	10%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	-	-	175,383	0%
Total security	-	-	175,383	0%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	-	46,050	0%
Ecologist	-	-	57,980	0%
Total lake wetland & upland monitoring	-	-	104,030	0%
Roadway services				
Roadway repairs and maintenance	-	-	63,700	0%
Bridge repairs and maintenance	-	-	25,000	0%
Total roadway services	-	-	88,700	0%
Stormwater management				
Operations	-	-	17,250	0%
Electricity - lift stations	-	-	600	0%
Stormwater system repairs	-	-	18,000	0%
Total stormwater management	-	-	35,850	0%
Other charges				
Tax collector	-	-	11,015	0%
Total other charges	-	-	11,015	0%
Total expenditures	11,809	11,809	529,724	2%
Excess/(deficiency) of revenues over/(under) expenditures	(11,743)	(11,743)	-	
Fund balances - beginning	1,559,078	1,559,078	1,486,134	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road project 2022	300,000	300,000	300,000	
Storm system upgrades	200,000	200,000	200,000	
Assigned				
3 months working capital	181,636	138,056	138,056	
Unassigned	515,699	559,279	498,078	
Fund balances - ending	<u>\$1,547,335</u>	<u>\$1,547,335</u>	<u>\$1,486,134</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 430,016	0%
Interest	2	2	-	N/A
Total revenues	<u>2</u>	<u>2</u>	<u>430,016</u>	0%
Debt service				
Principal	-	-	200,000	0%
Interest	-	-	191,075	0%
Total debt service	<u>-</u>	<u>-</u>	<u>391,075</u>	0%
Other charges				
Tax collector	-	-	8,959	0%
Total other charges	<u>-</u>	<u>-</u>	<u>8,959</u>	0%
Total expenditures	-	-	400,034	0%
Excess/(deficiency) of revenues over/(under) expenditures	2	2	29,982	
Fund balance - beginning	543,435	543,435	536,051	
Fund balance - ending	<u>\$ 543,437</u>	<u>\$ 543,437</u>	<u>\$ 566,033</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
\$5,160,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2020	210,000.00	5.250%	100,268.75	310,268.75
05/01/2021	-	-	94,756.25	94,756.25
11/01/2021	220,000.00	5.250%	94,756.25	314,756.25
05/01/2022	-	-	88,981.25	88,981.25
11/01/2022	230,000.00	5.250%	88,981.25	318,981.25
05/01/2023	-	-	82,943.75	82,943.75
11/01/2023	240,000.00	5.750%	82,943.75	322,943.75
05/01/2024	-	-	76,043.75	76,043.75
11/01/2024	255,000.00	5.750%	76,043.75	331,043.75
05/01/2025	-	-	68,712.50	68,712.50
11/01/2025	270,000.00	5.750%	68,712.50	338,712.50
05/01/2026	-	-	60,950.00	60,950.00
11/01/2026	285,000.00	5.750%	60,950.00	345,950.00
05/01/2027	-	-	52,756.25	52,756.25
11/01/2027	305,000.00	5.750%	52,756.25	357,756.25
05/01/2028	-	-	43,987.50	43,987.50
11/01/2028	320,000.00	5.750%	43,987.50	363,987.50
05/01/2029	-	-	34,787.50	34,787.50
11/01/2029	340,000.00	5.750%	34,787.50	374,787.50
05/01/2030	-	-	25,012.50	25,012.50
11/01/2030	360,000.00	5.750%	25,012.50	385,012.50
05/01/2031	-	-	14,662.50	14,662.50
11/01/2031	380,000.00	5.750%	14,662.50	394,662.50
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,545,000.00		\$ 1,394,931.25	\$ 4,939,931.25

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
OCTOBER 31, 2020**

Beginning balance		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
Invoice #60521/09	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
					232,615.41	
3/23/2006	TURTLE COVE CIR, 209	215.69	826.32	1,042.01		7951
	SALAMANDER TRL, 1401-1407	813.20	2,915.47	3,728.67		7984
	SALAMANDER TRL, 1409-1415	813.20	2,915.47	3,728.67		7985
	SALAMANDER TRL, 1417-1423	813.20	2,915.47	3,728.67		7986
	SALAMANDER TRL, 1400-1406	813.20	2,915.47	3,728.67		8962
	SALAMANDER TRL, 1408-1414	813.20	2,915.47	3,728.67		8963
	SALAMANDER TRL, 1416-1422	813.20	2,915.47	3,728.67		8964
	MATCH PT LN, 1506-10 12-16 13-15	1,900.30	7,090.55	8,990.85	200,210.54	8968
5/15/2006	WILD HERON WAY, 823	217.00		217.00		8072
	WILD HERON WAY, 1436	68.20	311.36	379.56	199,613.98	8084
8/3/2006	TURTLE COVE, 300	647.06	894.25	1,541.31	198,072.67	8097
9/13/2006	BAYFLOWER , 1619 LOT B1-10	313.10	1,146.38	1,459.48	196,613.19	8276
7/30/2007	MARSH RABBIT RUN, 22105	294.50	976.54	1,271.04		8431
	GREEN TURTLE LN, 3306	464.48	962.39	1,426.87		8535
	SALAMANDER TR, 1518 1532	616.90	2,137.07	2,753.97		8570
	SALAMANDER TR, 1562 60 64 70	778.10	2,589.96	3,368.06	187,793.25	8595
1/9/2012	SALAMANDER TR, 1516	226.30	835.02	1,061.32		10138
	SALAMANDER TR, 1530	179.80	622.72	802.52		10139
	SALAMANDER TR, 1534	179.80	622.72	802.52	185,126.89	10140
2/17/2012	LOST COVE, 1721	179.80	622.72	802.52		10249
6/29/2012	SHARKSTOOTH TRL, LOT AV-9	226.30	835.02	1,061.32	183,263.05	10364
7/16/2012	SALAMANDER TRL, 1522	226.30	835.02	1,061.32		10374
	SALAMANDER TRL, 1546	226.30	835.02	1,061.32		10375
	SALAMANDER TRL, 1566	226.30	835.02	1,061.32		10376
7/23/2012	PROSPECT PROMENADE, 1206	226.30	835.02	1,061.32	179,017.79	10381
12/18/2012	LITTLE HAWK DR, 1515	182.90	636.88	819.78		10509
12/20/2012	LOST COVE LN, 1608	260.40	905.78	1,166.18		10511
1/28/2013	SALAMANDER TRL, 1335	170.50	580.27	750.77		10536
2/4/2013	SALAMANDER TRL, 1501	143.79	498.06	641.85		10541
2/4/2013	SKIMMER CT, 1702	176.02	645.21	821.23		10542
2/4/2013	SKIMMER CT, 1710	143.79	498.06	641.85		10544
2/11/2013	SKIMMER CT, 1715	195.30	693.49	888.79		10551
2/11/2013	SALAMANDER TRL, 1116	170.50	580.27	750.77		10552
2/11/2013	SALAMANDER TRL, 1503	170.50	580.27	750.77		10553
2/25/2013	SKIMMER CT, 1709	210.80	764.25	975.05	171,785.83	10559
3/20/2013	SKIMMER CT, 1711	195.30	693.49	888.79		10598
4/22/2013	SKIMMER CT, 1713	155.00	509.50	664.50		10644
5/15/2013	WILD HERON, LOT A1-34	347.20	1,245.45	1,592.65	167,664.85	10669
7/23/2013	SKIMMER CT, 1704	155.00	509.50	664.50	167,000.35	10717
4/4/2014	SHARKSTOOTH TRL, 1602	300.70	1,004.85	1,305.55		10874
	MEADOWLARK WAY, 1603	260.40	905.78	1,166.18		10875
	SKIMMER CT. 1071	186.00	651.03	837.03		10879
	DUNE LAKE TRL, 1523	210.80	764.25	975.05		10969
	SKIMMER CT, 1706	195.30	693.49	888.79		11071
	SMIMMER CT, 1703	155.00	509.50	664.50		11072

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
	TURTLEBACK TRL, 1416	155.00	509.50	664.50		11073
	LITTLE HAWK DR, 1505	210.80	764.25	975.05		11080
	SKIMMER CT, 1707	195.30	693.49	888.79	158,634.93	11082
6/3/2014	LITTLE HAW LN, 1511	179.80	622.72	802.52		11095
	SHARKS TOOTH TRL, 1601	195.30	693.49	888.79		11134
	SKIMMER CT, 1705	155.00	509.50	664.50	156,279.12	11135
8/5/2014	LOST COVE LN, 1723	195.30	693.49	888.79		11189
	LOST COVE LN, 1732	204.60	735.95	940.55	154,449.79	11223
10/24/2014	LITTLE HAWK LN, 1501	204.60	735.95	940.55		11259
	EGRET LN, 1408	204.60	735.95	940.55		11260
	MEADOWLARK WAY, 1618	266.60	905.78	1,172.38		11277
	LITTLE HAWK LBM 1507	195.31	693.49	888.80		11304
	TURTLE BACK TRL, 22703	285.20	1,019.00	1,304.20		11315
	W WATEROAK BEND, 1214	241.80	905.78	1,147.58		11362
	SALAMANDER TRL, 1520	229.40	849.17	1,078.57	146,977.18	11370
2/12/2015	LITTLE HAWK LN, 1512	210.80	764.25	975.05		11422
	EGRET CT, 1406	210.80	764.25	975.05	145,027.08	11423
6/15/2015	FOX GLEN TRACE, 22207	241.80	905.78	1,147.58		11584
	LITTLE HAWK LN, 1503	235.60	877.47	1,113.07		11587
	LITTLE HAWK LN, 1509	285.20	1,103.92	1,389.12		11622
	SALAMANDER TRL, 1301	155.00	509.50	664.50		11632
	SKIMMER CT, 1708	176.70	608.57	785.27		11666
	SHARKS TOOTH TRL, 1607	193.38	724.45	917.82	139,009.73	11696
03/23/16	CITY OF PANAMA CITY	0.00	0.00	865.60	138,144.13	11698
05/30/16	CITY OF PANAMA CITY	0.00	0.00	743.49	137,400.64	
06/24/16	CITY OF PANAMA CITY	0.00	0.00	52,013.10	85,387.54	
07/28/16				1,438.72	83,948.82	
10/28/16				448.66	83,500.16	
02/28/17	CITY OF PANAMA CITY	0.00	0.00	1,643.59	81,856.57	
08/17/17	CITY OF PANAMA CITY	0.00	0.00	2,779.80	79,076.77	
01/24/18	CITY OF PANAMA CITY	0.00	0.00	3,818.94	75,257.83	
03/07/18	CITY OF PANAMA CITY	0.00	0.00	519.35	74,738.48	
05/30/18	CITY OF PANAMA CITY	0.00	0.00	2,473.61	72,264.87	
07/26/18	CITY OF PANAMA CITY	0.00	0.00	876.64	71,388.23	
03/04/19	WILD HERON WAY, 721	252.65	785.48	1,038.13	70,350.10	
	WILD HERON WAY, 717	249.55	884.55	1,134.10	69,216.00	
	WILD HERON WAY, 709	249.55	884.55	1,134.10	68,081.90	
	LOST COVE LN, 1616	98.95		98.95	67,982.95	
	TURTLE COVE CIR, 313	143.79	430.14	573.93	67,409.02	
	TURTLE COVE CIR, 304	39.46	352.87	392.32	67,016.69	
	WILD HERON WAY, 724	172.61	1,180.55	1,353.16	65,663.53	
	WILD HERON WAY, 728	172.61	1,180.55	1,353.16	64,310.37	
	WILD HERON WAY, 732	172.61	1,180.55	1,353.16	62,957.21	
05/15/19	LOST COVE LN, 1604	33.07		33.07	62,924.13	
	LOST COVE LN, 1612	174.06	1,037.85	1,211.91	61,712.22	
08/29/19	CITY OF PANAMA CITY	-	-	3,433.48	58,278.74	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
04/23/20	CITY OF PANAMA CITY	-	-	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	-	-	5,858.60	45,975.12	

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3B

DRAFT

**MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held a Virtual Regular Meeting on October 19, 2020, at 11:30 a.m., Central Time, via Zoom, at <https://zoom.us/j/2043596216>, 1-292-205-6099 (Eastern time zone) and 1-312-626-6799 (Central time zone), Meeting ID 204 359 6216, for all.

Present and constituting a quorum were:

Thomas Balduf	Chair
John Ellis	Vice Chair
Bruce Sova	Assistant Secretary
David Dean	Assistant Secretary
Calvin "Bucky" Starlin	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Bethany Womack	Ecologist/Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 11:37 a.m., Central Time. All Supervisors were present.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

SECOND ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of August 31, 2020**
- B. Approval of August 31, 2020 Virtual Public Hearing and Regular Meeting Minutes**

38 Mr. McGaffney presented the Consent Agenda Items.

39 The following change was made to the August 31, 2020 Virtual Public Hearing and
40 Regular Meeting Minutes:

41 Line 26 and throughout: Change "Cheri" to "Sherry"

42

43 **On MOTION by Mr. Balduf and seconded by Mr. Starlin, with all in favor, the**
44 **Consent Agenda Items, as amended to incorporate the edits to the meeting**
45 **minutes, were accepted and approved.**

46

47

48 **THIRD ORDER OF BUSINESS**

Business Items

49

50 **A. Update: Storm Recovery, Road and Bridge Repairs**

51 Ms. Womack reported the following:

52 ➤ All repairs to the road and foot bridge were completed. The contractor was able to save
53 the columns and lights, which were put back in place; the electrician needs to hook the lights
54 up at each box. The final cost exceeded the original proposal, as the condition of the foot
55 bridge, created by the storm, needed additional flowable fill material to complete the project.
56 Issues may arise in other locations in the future.

57 ➤ Maintenance of District Stormwater Drains: Gulf Coast Utility Contractors (GCUC)
58 submitted a proposal to vacuum the District and POA stormwater drains as the POA, expressed
59 interest in cleaning its drains. A response was pending from GCUC regarding splitting the
60 mobilization costs between the District and POA, if the proposal is executed simultaneously.

61 Although the property is inspected weekly, Ms. Womack asked to be informed of any
62 damages, as normal rain events may cause damages to weakened areas.

63 Mr. Dean suggested amending the Maintenance Agreement with the POA to take back
64 all the infrastructures for stormwater management, such as the grates and inlets in the District
65 right-of-ways (ROWS). Ms. Womack agreed that it would be better to manage CDD-owned
66 infrastructure items that go through POA land, such as the underground boxes, pipes, etc.

67 Mr. Dean stated that the stormwater system worked as designed; the flooding was due
68 to an abnormal storm event, with the exception of the flooding of lots near the intersection of

69 Lost Cove Lane and Pinfish, which was due to the POA installing a sidewalk with the box raised
70 to the level of the new sidewalk, which affected the water draining into it. Discussion ensued
71 regarding cutting a weir into the structure in lieu of lowering it and whether the French drain
72 needed to be cut and drained elsewhere. Ms. Womack noted that Mr. Carroll was preparing a
73 list of recommended maintenance items related to his inspection of the stormwater systems,
74 which suggests lowering several soft cuts at the drainage boxes rather than adjusting the
75 structure. The cut elevations need to be reviewed. The POA would continue managing the pond
76 banks and landscaping. This would be included on the December agenda.

77

78 **On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor,**
79 **authorizing District Staff to engage the POA in discussions regarding the District**
80 **acquiring the entire stormwater system from the POA and to prepare**
81 **assumptions to present at the next meeting, was approved.**

82

83

84 Mr. Balduf stated that several up-lights near the trees by US-98 were not functioning.
85 The contractor would advise to replace the bulbs, as the transformer was already replaced.

86 **B. Update: Encroachment and Mitigation Plan**

87 Mr. Dean stated that, after various POA Representatives and Ms. Womack met to
88 review the Mitigation Plan, the POA hired a Landscape Architect to advise on beautifying the
89 ponds along Wild Heron Way and planned to engage a separate contractor to maintain the
90 pond landscaping. The POA endeavored to follow the Mitigation Plan.

91 Regarding conservation areas, Ms. Womack stated that, in response to her request, the
92 POA engaged Buchanan & Harper, Inc., to conduct a specific purpose survey identifying the
93 areas that have been disturbed, in relation to the conservation easement boundary. Upon
94 receipt, she would give them the information needed to restore the areas inside the
95 conservation easement versus the areas that are not subject to the environmental permits.

96 Mr. Dean noted that the POA was obtaining bids to install a 127' lineal chain-link fence
97 by the dry ponds on Lost Cove, no later than Thanksgiving, prior to hunting season. A Board
98 Member suggested installing additional "No Trespassing" signage.

99 Mr. Dean asked for the standards for CDD Landscape document that he emailed are
100 included on the December agenda as a discussion item.

101 **C. Consideration of Amendment to FY2021 Meeting Schedule**

102 • **December 7, 2020 at 2:00 P.M., Central Time**

103 A Regular Meeting in December to swear in new Board Members was requested; the
104 meeting may be held in-person unless the Florida Governor's Executive Order is extended.

105 The following change would be made to the Fiscal Year 2021 Meeting Schedule:

106 DATE: Add a meeting on December 7, 2020 at 2:00 P.M. Central Time.

107

108 **On MOTION by Mr. Starlin and seconded by Mr. Dean, with all in favor, the**
109 **amendment to the FY2021 Meeting Schedule, adding a Regular Meeting on**
110 **December 7, 2020 at 2:00 p.m., Central Time, was approved.**

111

112

113 **FOURTH ORDER OF BUSINESS**

Staff Reports

114

115 **A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC***

116 Ms. Womack reported the following:

117 ➤ The Monitoring Report was in progress and would be available in a drop box file. Several
118 of the 19 areas that had not met the current success criteria improved and only a few
119 remained.

120 ➤ The annual Water Quality Monitoring Event was tentatively scheduled for November 10,
121 2020, weather permitting.

122 ➤ Firewise Update: The Firewise area cuts were completed; however, Breaking Ground
123 was instructed to stop working on blending and cutting the lots for the POA.

124 Board Members and Staff expressed their appreciation to Ms. Womack and commended
125 her on a great job with the District's on-site operations.

126 **B. District Counsel: *Burke Blue***

127 There being no report, the next item followed.

128 **C. District Engineer: *McNeil Carroll Engineering, Inc.***

129 There being no report, the next item followed.

130 D. District Manager: *Wrathell, Hunt and Associates, LLC*

131 • NEXT MEETING DATE: December 7, 2020 at 2:00 P.M. (Central Time)

132 ○ QUORUM CHECK

133 District Counsel and the District Engineer would attend the December 7, 2020 meeting
134 to provide updates.

135

136 FIFTH ORDER OF BUSINESS

Public Comments

137

138 There being no public comments, the next item followed.

139

140 SIXTH ORDER OF BUSINESS

Supervisors' Requests

141

142 Mr. Balduf thanked Mr. Ellis and Mr. Sova for their contributions and service on the
143 Board.

144 Because of past storm events, Mr. Ellis suggested considering a second emergency
145 egress on Wild Heron Way. Mr. McGaffney recalled discussions about cutting through Origins.
146 Discussion ensued regarding working with St. Joe's to see if one lane can be kept open as the
147 condition of the Origins' roads were unfavorable, in that sand had to be hauled in. Discussions
148 with the POA about the gate at the end of the service road, near Sharks Tooth Homes, being
149 kept open, were discussed. Mr. McGaffney, Mr. Balduf and Ms. Womack would confer
150 regarding this matter and include this item on the next agenda.

151

152 SEVENTH ORDER OF BUSINESS

Adjournment

153

154 There being nothing further to discuss, the meeting adjourned.

155

156 **On MOTION by Mr. Ellis and seconded by Mr. Sova, with all in favor, the**
157 **meeting adjourned at 12:27 p.m., Central Time.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

4D

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2020 CANCELED	Regular Meeting	2:00 P.M. (Central Time)
October 19, 2020	Virtual Regular Meeting	11:30 A.M. (Central Time)
Join Zoom meeting: https://zoom.us/j/2043596216 Meeting ID: 204 359 6216 or Dial by location: 1-929-205-6099 (Eastern) or 1-312-626-6799 (Central) Meeting ID: 204 359 6216		
December 7, 2020	Regular Meeting	2:00 P.M. (Central Time)
January 4, 2021	Regular Meeting	2:00 P.M. (Central Time)
February 1, 2021	Regular Meeting	2:00 P.M. (Central Time)
April 5, 2021	Regular Meeting	2:00 P.M. (Central Time)
June 14, 2021	Regular Meeting	2:00 P.M. (Central Time)
August 30, 2021	Public Hearing and Regular Meeting	2:00 P.M. (Central Time)

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.