

**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 Regular Meeting on April 3, 2023 at 2:00 P.M. (Central Time), at Shark’s Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413.

Present were:

David Holt	Chair
David Dean	Vice Chair
Jerry Robinson	Assistant Secretary
Thomas Balduf	Assistant Secretary
Frank Self	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Mike Burke	District Counsel
Tristan LaNassa	Burke Blue
Robert Carroll	District Engineer
Bethany Womack	Ecologist/District Operations Manager
Diane Allewelt	First Service Residential Florida, Inc., Wild Heron Community Association Manager

Residents present were:

Eddie Levick	Cathy Williams	Kelly Fredrickson
Michelle Levick	Steven Undercoffer	Kenneth Black

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

District Engineer: Discussion/Consideration /Update

A. Bridge Repairs

Mr. Carroll reported the following:

- The bridge repair signs are being installed.
- A few issues near the post of the bridge could be repaired with simple grout; they will be re-evaluated after the meeting.
- The pond with the inlets at the intersection was cleaned. Muck and dirt that accumulated over time was apparently holding a pipe down.

Discussion ensued about the ponds, outfalls, swales and changing the intake elevations.

This item will be included on the next agenda for a final update.

FOURTH ORDER OF BUSINESS

District Counsel: Discussion/Consideration Update

- A. Stormwater Facility Management Services Agreement (*CDD approved, awaiting POA approval*)**
- B. POA Maintenance Agreement (*CDD approved, awaiting POA approval*)**
 - **Landscape Standards**

Mr. Burke reported the following:

- Both Agreements are still pending.
- The previously executed Road Resurfacing Agreement will be transmitted to C.W. Roberts to see if they are able to proceed.
- St. Joe is inundated and still does not have an answer. Once the work commences, the CDD will need a firm answer to determine if the remainder of the project can be completed.

FIFTH ORDER OF BUSINESS

District Ecologist: Discussion/Consideration Update

- A. Wildlife Signage Proposal**

Ms. Womack reported the following:

- She is working with Mr. Mark Dragonette on this item.
- She calculated the linear feet of all the conservation easement areas throughout the community to determine the number of signs and relay the information to the contractor. 350 signs are supposed to be set at 250' intervals, which will be in compliance with the permit.
- She might be able to create an app with the locations of all conservation easement areas.

- Mr. Dragonette is inspecting the highlighted areas and will submit a proposal soon.
- This is a great time to install signage because of the Firewise cutbacks.
This item will be included on the next agenda.

B. DEP Conservation

Ms. Womack stated an answer from the Department of Environmental Protection (DEP) is pending. The DEP previously questioned the land swap request; the matter is still under review.

Asked if the DEP gave a timeline, Ms. Womack stated they did not and there is no statutory clock. Asked if it would be helpful if the CDD made a presentation of what it is trying to accomplish, Ms. Womack stated the CDD provided the DEP with an information packet but she can offer to give a presentation. She will contact the DEP and give an update at the next meeting.

This item will be included on the next agenda.

Regarding Covington Bridge, Ms. Womack stated Staff provided a report to a local contractor and a response is pending. Mr. Carroll will follow up with the contractor and give an update at the next meeting.

Ms. Womack stated the cones on Wild Heron Way, between the roundabout and the Clubhouse, are because of a possible sinkhole. She and Mr. Carroll are coordinating to have it repaired as soon as possible.

Possible causes of the sinkhole, repairs, the box culvert, avoiding compromising the waterlines, as-built drawings and the upcoming roadwork resurfacing project were discussed.

Ms. Womack reported that the shoulder work is almost complete on the CDD roads on the inside. The damaged sign outside of the gate is currently being painted and almost restored.

Regarding the BrightView contract and re-watering, Mr. Holt asked Staff to check pricing and availability.

Discussion ensued regarding speed control devices on Wild Heron Way, speed tables/humps, possible lawsuits and reducing the speed limit from 30 to 15 miles per hour (mph).

On MOTION by Mr. Robinson and seconded by Mr. Dean, with Mr. Robinson, Mr. Dean, Mr. Balduf and Mr. Holt in favor and Mr. Self dissenting, authorizing the District Engineer to investigate installation and implementation of two speed control devices on Wild Heron Way, was approved. (Motion passed 4-1)

This item will be included on the next agenda, under the District Engineer’s update.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of February 28, 2023.

On MOTION by Mr. Holt and seconded by Mr. Robinson, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of March 6, 2023 Regular Meeting Minutes

Ms. Sanchez presented the March 6, 2023 Regular Meeting Minutes.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the March 6, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
- B. District Counsel: *Burke Blue*
- C. District Engineer: *McNeil Carroll Engineering, Inc.*

There were no reports.

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

I. Update: Security Services Provider

Mr. Holt noted several recent complaints about the security provider and asked Ms. Allewelt if they should be replaced, as she oversees the guard service.

Ms. Allewelt voiced her opinion that the Board should wait and see how TriCorps Security performs with the new supervisor before considering another security provider.

II. Discussion: Fiscal Year 2024 Budget

Ms. Sanchez reported the following:

- General Fund, Page 2: The insurance line item might increase by 10%.
- Security line item, Page 3: With the change order based on the pay increase discussed a few meetings ago, the new amount is going to be \$210,931. If the CDD switches to a new security services provider, it would increase by \$10,000 to \$20,000.

➤ She will confer with Ms. Womack and Mr. Carroll regarding the line items under lake wetland & upland monitoring, roadway services and stormwater management to determine what and how much to budget for Fiscal Year 2024.

Discussion ensued regarding signage, budgeting for the upcoming roadway project, St. Joe, POA improvements and re-labeling the “Boat house drop downs” line item, on Page 3, to “POA facility improvements”. The Request for Proposals (RFP) with CWR, the “District bridge projects” and “Road projects” line items were also discussed.

Ms. Sanchez asked if the CDD will be utilizing any of the unassigned funds. The Board consensus was to hold on to the unassigned funds. Ms. Sanchez asked the Board Members to email their budget requests or concerns to Management in advance of the May 1, 2023 meeting.

III. NEXT MEETING DATE: May 1, 2023 at 2:00 P.M. (Central Time)

- **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Board Member Comments

Mr. Self discussed the speed tables and lowering the speed limit from 30 to 25 miles per hour. Mr. Burke suggested researching the Department of Transportation (DOT) standards for the roadway and obtaining the previously discussed flashing signs that display vehicle speeds.

TENTH ORDER OF BUSINESS

Public Comment

Regarding an earlier question from Mr. Holt, Ms. Allewelt stated there was a message from Margie, at BrightView, indicating Ms. Womack was informed that the roadside curb repairs were scheduled to commence late-April to early-May but the repairs could be moved up to mid-April. Mr. Holt asked Ms. Allewelt to ask about pricing and about re-watering or multiple waters.

Mr. Levick asked about tree cutbacks and when the tree trimmers will get to the end of Shark’s Tooth and Big Old Oak Trail. Ms. Womack stated she will confer with the contractor and guessed that it will be within the next two to three weeks, if the equipment stays operational.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Self and seconded by Mr. Robinson, with all in favor, the meeting adjourned at 3:14 p.m., Central Time.


Secretary/Assistant Secretary


Chair/Vice Chair AS CDD
CHAOR